



Wynson, High Street, East Runton,, NR27 9AB

Price Guide £450,000

- Detached house
- Two reception rooms
- Large kitchen/diner family room
- Garage and driveway
- Stone's throw to the beach
- 4/5 Bedrooms
- Snug
- Three bathrooms
- Large garden
- Roof top sea views

Wynson, High Street, East Runton, NR27 9AB

A large detached house located in the village centre of East Runton, being just a stone's throw from the beach and beautiful common. The property is well proportioned and has versatile accommodation to make a superb family home. Offered with 4-5 bedrooms, 2-3 reception rooms, great family kitchen/ dining area and conservatory, along with three bathrooms, garage, off road parking, and a lovely secluded seating area and elevated garden.

East Runton is a beautiful village with restaurant, a couple of pubs, village shop, butchers and just a mile from Cromer town bus and rail links.



Council Tax Band: D



FRONT PORCH

UPVC double glazed windows to the sides, door to the front, ceiling light, door to:

ENTRANCE HALLWAY

Stairs leading to first floor, laminate wood flooring, ceiling light, understairs cupboard. Radiator, doors to shower room, kitchen and lounge.

SITTING ROOM

UPVC double glazed bay window to the front, radiator, TV point, ceiling light, opening to:

SNUG

UPVC double glazed window to front, radiator, ceiling light, laminate wood floor.

SHOWER ROOM

Low level WC, wall mounted hand basin, separate shower cubicle, ceiling light. Radiator, vinyl flooring, UPVC double glazed window to rear.

KITCHEN/BREAKFAST ROOM

Lovely bright room with large velux roof light. Double glazed windows to the rear with sliding patio doors to the conservatory and utility room. Range of cream base, wall and drawer units with solid wood worktops over, inset four ring gas hob with extractor hood above. Built in cooker, inset one and half bowl enamel sink with mixer tap over. Space and plumbing for dishwasher and fridge freezer. Tiled splashbacks and flooring, radiator, Opening to:

LOUNGE

UPVC obscure glazed window to the side, laminate wood flooring, two radiators and TV point.

UTILITY ROOM

UPVC double glazed window to the side, tiled flooring, stainless steel sink, plumbing for washing machine and tumble dryer, ceiling light.

CONSERVATORY

UPVC double glazed windows to sides and rear and sliding patio doors to the garden, and door to the side. Laminate wood flooring, ceiling light.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, UPVC double glazed window to the front, ceiling light, stairs to second floor and carpet.

BEDROOM ONE

UPVC double glazed bay window to the front, radiator, carpet, ceiling point, opening to:

ENSUITE SHOWER ROOM

UPVC double glazed window to the front, low level WC, pedestal wash basin, separate shower cubicle, wall mounted gas central heating boiler and heated towel rail. Door to AIRING CUPBOARD with lagged cylinder, shelving. Vinyl flooring.

BEDROOM THREE

UPVC double glazed window to the rear, carpet, radiator and ceiling light.

BEDROOM FOUR

UPVC double glazed window to the rear, carpet, ceiling light, radiator.

FAMILY BATHROOM

UPVC obscure double glazed window to the rear. Panelled bath with shower over, WC, pedestal wash basin, vinyl flooring, radiator and ceiling light.

SECOND FLOOR

BEDROOM TWO

Large double bedroom with UPVC double glazed window to the front with sea views, carpet, three large built in wardrobes and shelved cupboard, door to under eaves storage area. Two velux roof lights, door to:

BEDROOM FIVE/DRESSING ROOM

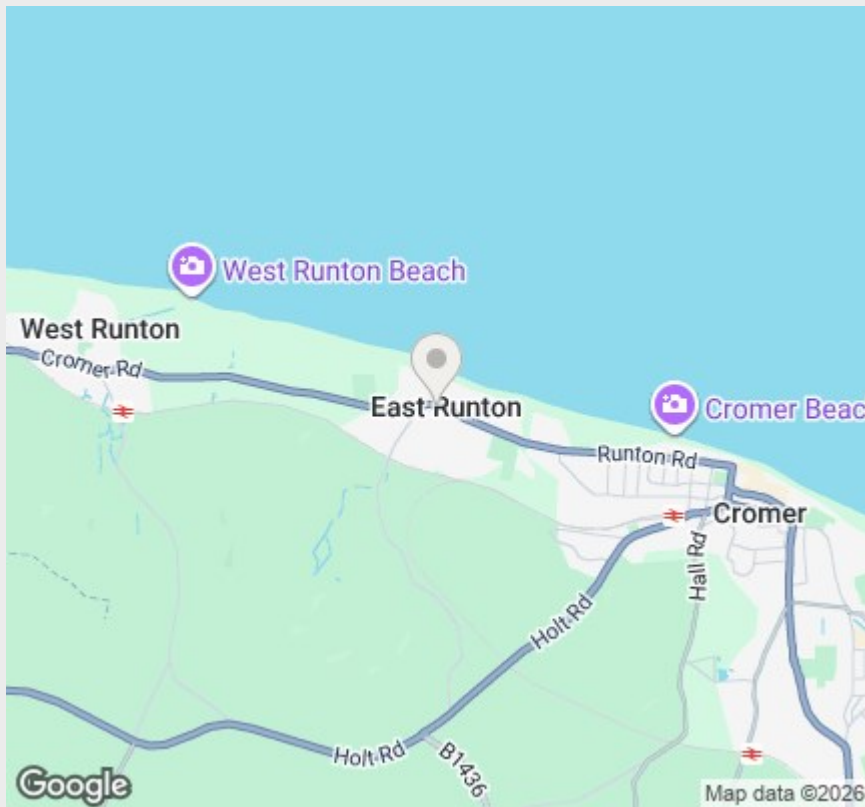
UPVC double glazed window to the side, and Velux window to the rear. Laminate wood flooring, ceiling light, door to under eaves storage cupboard.

OUTSIDE

The property is located in the centre of the village with driveway parking for one car leading to the ATTACHED SINGLE GARAGE with up and over style door, power and light. Low maintenance front gravelled garden with mature shrubs to the front. The rear garden is split onto two levels, with the lower level made into a lovely seating patio area, large Koi carp fish pond, drying area, steps then lead up to the large lawn area with mature shrubs and tree and garden shed.

AGENTS NOTE

This is a Freehold property, which has all mains services connected to include mains water, drainage and sewerage. The property has a council tax band D.

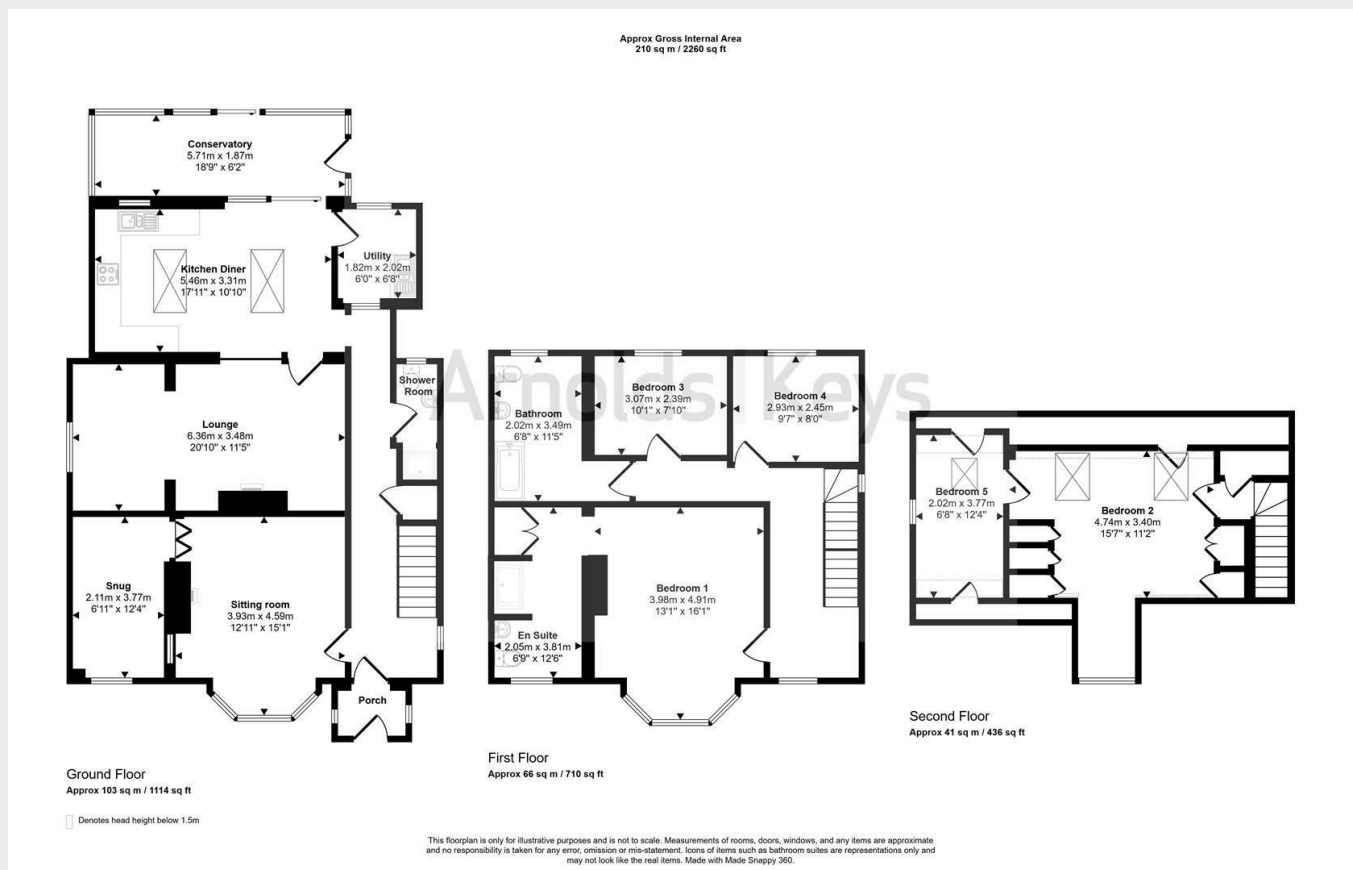


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

