



## HIGH STREET CROMER, NR27 9PB

£340,000  
FREEHOLD

This charming cottage tucked away in the village of East Runton offers a delightful retreat just moments from the beach. With three bedrooms, this cottage is ideal for small families, couples, or those seeking a peaceful getaway. This property would also make a great holiday let.

A great benefit of this property is its tucked-away location, providing a real sense of privacy while still being close to local amenities. Residents will appreciate the ease of access to shops, restaurants, and essential services, all within a short stroll.

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Residential Sales & Lettings

## HIGH STREET

- Close to beach • Highly sought after village often celebrities frequent • Close to local convenience store • Three bedroom Cottage • Traditional cottage feel • Close to local public houses and eateries • Spacious open plan kitchen/living/dining room • Great location • Call Henleys to arrange a viewing



### East Runton

East Runton is a small coastal village in Norfolk, England situated close to the North Sea. It was once a traditional fishing village outside Cromer and is increasingly becoming the place to be seen.

The village has had a huge amount of money invested in it recently with a new fantastic gastro pub (White Horse) offering live music (as recent as last year Scouting for Girls and Pixie Lott to name just two) with celebrities also often frequenting this establishment (Mark Wright & Michelle Keegan recently dining there). There is also a traditional style public house (The Fishing Boat) and a brand new sports bar (Harrys Bar), in the village, a fish and chip shop (Wills Plaice) and a convenience store all within walking distance of Crabpot Cottage.

The village has fantastic beaches and only a short distance from Cromer (Featured in American Vogue) and under 4 miles from Sheringham another sought after seaside town.

This property would make a fantastic family home, a personal seaside retreat or a fantastic holiday let investment.

### Overview

This beautifully decorated and kept three bedroom cottage in East Runton comprises of a large open plan

living/dining/kitchen area, family bathroom with separate WC, the aforementioned three bedrooms, a low maintenance front yard, and off road parking for one car.

### Living/Dining Area

Double glazed French doors lead from the front yard to the living/dining area, double glazed windows to the back aspect, wall mounted radiators, wall lights, part panelled wall, exposed traditional beams, space for dining table, TV point, open traditional style staircase to first floor, door to bedroom three and wood effect laminate flooring.

### Kitchen Area

Double glazed window to the front aspect, wall and base units, oak effect laminate worktop, electric oven, inset gas hob with chimney style exterior over, one and a half bowl stainless steel sink with drainer and mixer tap, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for under counter fridge/freezer, wall mounted boiler, tiled splashback and wood effect laminate flooring.

### Bedroom 3

Double glazed windows to side and front aspect, wall mounted radiator, exposed beams to ceiling, telephone point and carpeted floor.

### Landing

Double glazed high level window to rear aspect, exposed beams to ceiling, white painted handrail,



carpeted flooring, doors to bedroom 1, 2, WC and Family Bathroom

### Bedroom 1

Double glazed window to front aspect, wall mounted radiators, exposed beams to ceiling, built in wardrobe with two sets of double doors, TV point and carpeted floor.

### Bedroom 2

Double glazed window to front aspect, wall mounted radiator, exposed beams to ceiling and carpeted floor.

### Family Bathroom

Double glazed obscured window to front aspect, bath with shower over, shower screen, wall mounted ladder style heated towel rail, pedestal basin, fully tiled walls, tiled floor and timber clad ceiling.

### WC

High level double glazed obscured window to front aspect, dual flush close coupled WC, wood effect vinyl flooring.

### Outside

To the front of the property is a slate chipping and paved area, fully enclosed by fencing making it perfect for those summer barbecues.

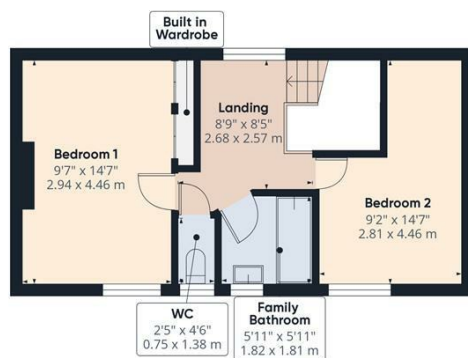
Access to the front of the property is via a shared driveway with one off road parking space with the property.

## CRABPOT COTTAGE HIGH STREET





Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
862.09 ft<sup>2</sup>  
80.09 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	