



RENWICK PARK WEST

CROMER, NR27 9LX

£450,000
FREEHOLD

****CHAIN FREE**** Situated in the very popular residential area of Renwick Park is this well presented 3 bed detached bungalow. The current owner has lived in the property since it was built and has been well maintained throughout. There are front and rear gardens, a garage and further off road parking.

HENLEYS
Residential Sales & Lettings

RENWICK PARK WEST

- NO UPWARD CHAIN • 3 bedrooms • 2

Bathrooms • Garage and parking • Very popular residential area • Gardens • Short distance to amenities and train station • Beautiful beach



WEST RUNTON

Nestled between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a mainline railway station with regular services to Norwich. West Runton and also has a pub - The Village Inn, restaurants, a post office and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

OVERVIEW

Renwick Park is a very popular residential area within the village. This property has been owned from new by the current owners. and is in very good condition throughout. With well maintained gardens, parking and garage, this will make a lovely home for the new owner.

FIRST IMPRESSIONS

To the front of the property is a well maintained raised lawned area with flower bed borders. To the left hand side is a shingled driveway which leads to the single garage. A paved footpath leads to the main entrance. A further footpath to the right hand side leads to the kitchen entrance and rear garden.

HALL

From the hall, doors lead to the lounge, the three bedrooms, the kitchen and the bathroom and separate shower room. There are built-in cloak cupboards and

loft access hatch. Carpeted flooring and wall mounted radiators.

LOUNGE

The spacious lounge has double glazed windows to the front and side aspects, with carpeted flooring. A central feature fireplace with exposed stone surround and tiled hearth and mantelpiece over with an inset gas fire. TV, telephone and satellite points, radiators.

KITCHEN/BREAKFAST ROOM

Double glazed windows to the front and rear aspects with a UPVC glazed door opening to the side footpath. The kitchen has a range of base and wall units with worktops over and inset sink and draining board. Spaces for electric cooker and washing machine. Floor mounted gas boiler. In one corner is a storage cupboard/pantry.

BEDROOMS

There are two double bedrooms to the rear aspect overlooking the rear garden and a single bedroom (currently used as a dining room) to the side aspect. The double bedrooms have fitted wardrobe units and vanity station. All bedrooms have carpeted flooring and radiators.

BATHROOM

Double glazed opaque window to the rear aspect. Bath with mixer tap, wash hand basin and dual flush WC. Vinyl flooring and radiator. Tiled to half height.

SHOWER ROOM

The shower room has a double glazed opaque window

to the side aspect. Corner shower, dual-flush WC and was hand basin. Tiled throughout and towel rail heater.

GARAGE

Single garage with an up-and-over electric door. Power points and lighting, rear access door.

REAR GARDEN

The rear garden is mainly laid to lawn with flower and shrub borders. To the rear of the garden is a summerhouse.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

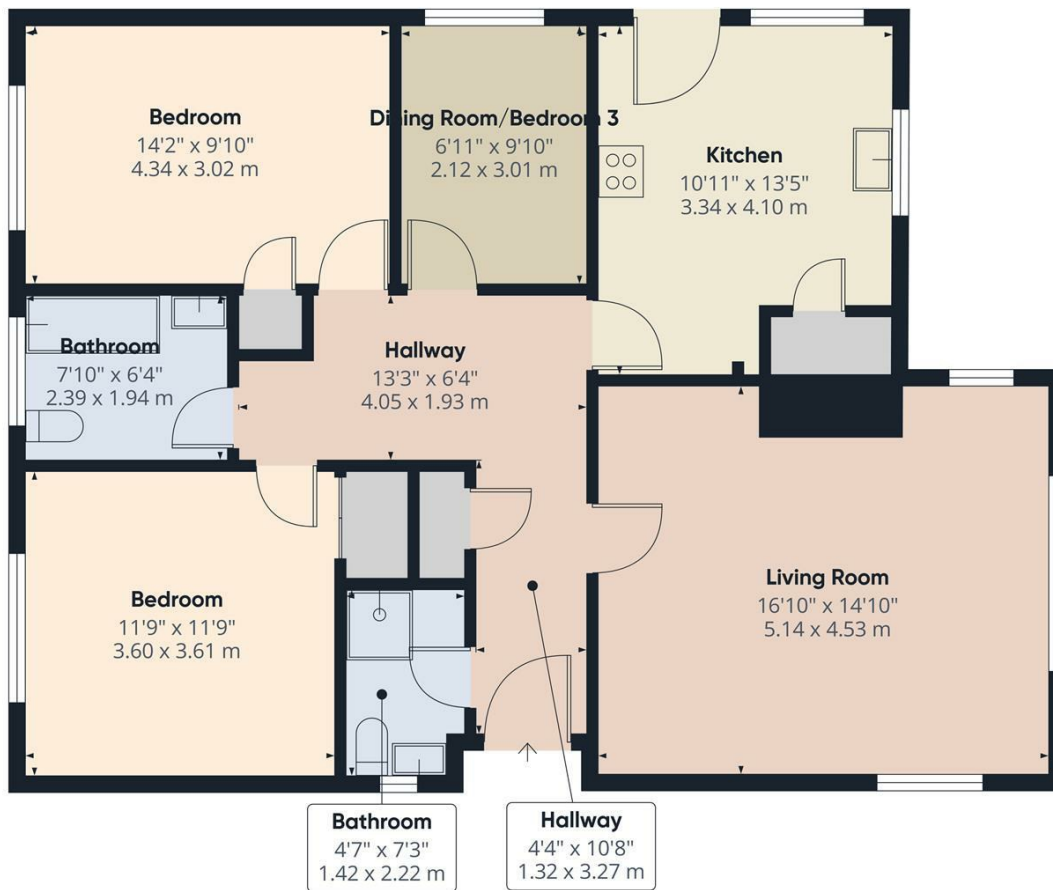
Band D

AGENTS DECLARATION

The owner of the property is a family associate of a member of Henleys staff.

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Approximate total area⁽¹⁾
978 ft²
90.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

