Arnolds | Keys

4 Farm Cottages Beach Road, East Runton, NR27 9PA

Price Guide £425,000

- No onward chain
- Original character retained throughout
- Sealed unit glazing
- Private gardens
- Short walk to beach
- Traditional flint and brick construction
- Gas central heating
- Adaptable accommodation
- Garage and off-road parking
- Village location

11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com

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Farm Cottages is a small collection of traditional flint and brick dwellings, set in the heart of this popular Coastal Village. This particular property is the largest and has been the home of the original developer for many years. The accommodation, which has the benefit of gas central heating, is beautifully proportioned and has retained a wealth of original character such as exposed flint walls and beams etc.

The property is beautifully presented throughout and is very conveniently located for the beach and shops. The principal Coastal Town of Cromer is just two miles distant.

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Council Tax Band: E

FRONT PORCH
Sealed unit glazed door and full height windows, tiled flooring, wall light, glazed door and side panels opening to

LOUNGE/DINING AREA
Open plan room with exposed beams and flint walls. Karndean flooring, two radiators, large lounge area with TV point, free standing gas effect stove. Double staircase leading to the mezzanine bedrooms. Beautiful stain glass window, doors to office and inner hallway, step and opening to:

KITCHEN/BREAKFAST ROOM
Sealed unit window and door to garden. Tiled flooring, ceiling beams, range of base and wall units with black effect work surface over, built in cooker, provision for washing machine and dishwasher. Space for fridge freezer. Matching central island with work surface over. Tiled flooring, radiator. Two wall light points, space for table and chairs.

OFFICE
Sealed unit window to front, radiator, carpet, feature exposed flint wall. Ceiling light.

INNER HALLWAY
Two large double storage cupboards, karndean flooring, ceiling light, radiator, doors to bedrooms 3 and 4 and the garden room.

FAMILY BATHROOM
Extensively tiled walls and flooring, pedestal wash hand basin and touch light mirror above, panelled bath, separate shower cubicle, with glazed screen, low level WC. Radiator, ceiling light.

BEDROOM THREE
Sealed unit window to the side, carpet, ceiling light, radiator.

BEDROOM FOUR
Floor to ceiling sealed unit window to the front overlooking the courtyard garden. Radiator, carpet, ceiling light.

BEDROOM TWO
Beamed ceilings, carpet, velux roof lights, door to under eaves fire escape, ceiling light.

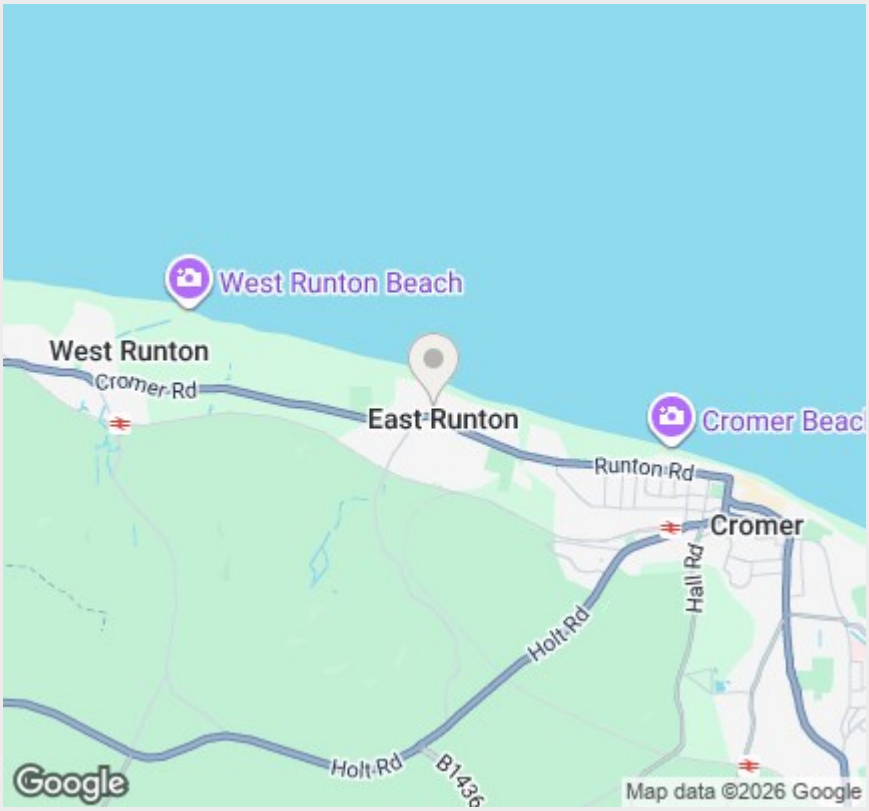
MAIN BEDROOM
Two velux roof lights, carpet, step up and door leading to the

ENSUITE BATHROOM
Small sealed unit window to the side, radiator, door to AIRING CUPBOAD and door to under eaves storage cupboard with wall mounted gas central heating boiler. Separate shower cubicle, pedestal wash hand basin, low level WC and bidet. Half tiled walls, ceiling light.

GARDEN ROOM
Sealed unit windows and doors to courtyard, two wall lights, ceiling light. Glass roof, pamment flooring, radiator.

OUTSIDE
There are two gardens to either side of the property, one is Westerly facing with a gravelled seating area, garden shed, summer house and gate to the side leading out onto a Alleyway to the High Street. There is a five bar gate opening to the parking area for two cars at the front. Off the kitchen side of the property there is an Easterly facing garden with a lawn area, paved patio area, all enclosed by brick and flint walling and a wooden access gate opening to the front.
The property has an allocated visitors parking space and a single garage, set in a block of four, which is the second from the end towards the road.

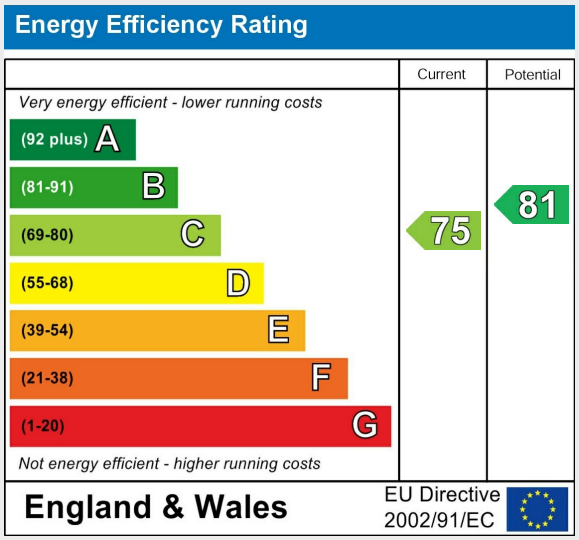
AGENTS NOTE
This property is freehold, has all mains services connected gas, water and electricity with mains drainage. It has a council tax band E.

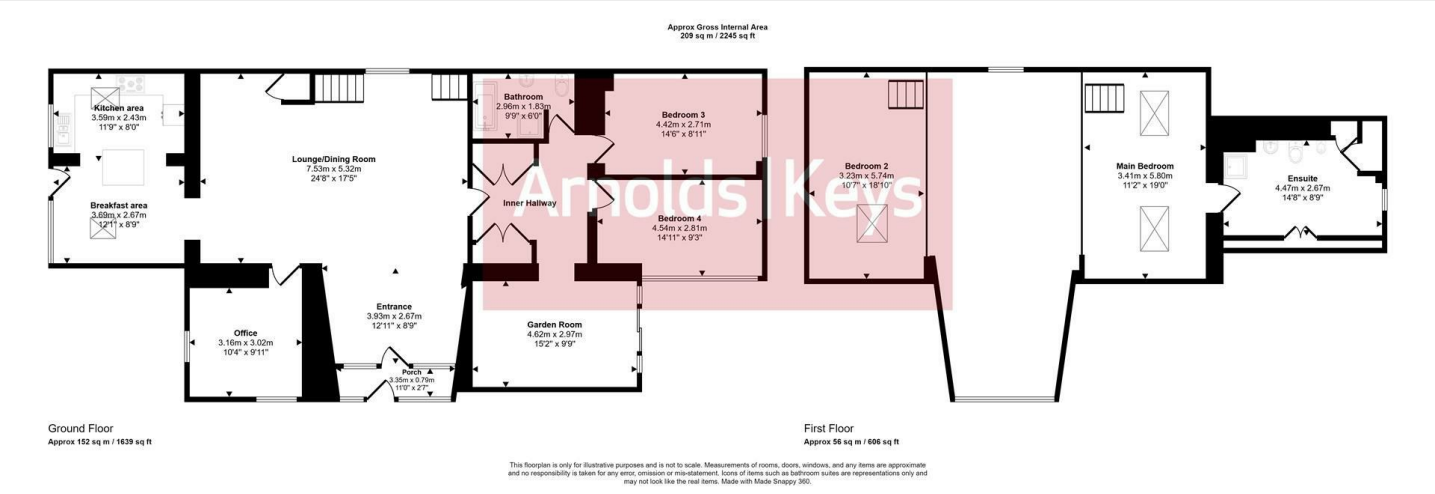


Viewings

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

EPC Rating:





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

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