



25 BUXTON CLOSE

East Runton, NR27 9PJ

£300,000

Freehold

25 BUXTON CLOSE

East Runton
NR27 9PJ

- Detached home in the popular coastal village of East Runton
- Being sold chain free
- Beautifully maintained & ready to make your own
- Three bedrooms
- Generous reception accommodation with separate dining room
- Fitted kitchen & adjoining utility area
- Exceptionally generous 0.14-acre plot
- Large rear garden with lawn & patio
- Excellent scope to extend or further enhance, subject to the necessary consents
- Conveniently positioned for Cromer & the beautiful North Norfolk coastline





Set within the welcoming coastal village of East Runton, 25 Buxton Road offers the opportunity to enjoy a wonderfully relaxed North Norfolk lifestyle, with the coast, countryside & village community all close at hand. The sandy beach at East Runton is a favourite for seaside strolls, fresh sea air & exploring the ever-changing coastline, while nearby Cromer offers an excellent range of shops, cafés, restaurants & everyday amenities, alongside its much-loved pier & traditional seaside charm. Whether enjoying a morning walk by the sea, spending time exploring the surrounding countryside or making the most of the local independent shops & eateries, this is a location that makes it easy to embrace the best of coastal living.

Beautifully looked after by its owners, this semi-detached home presents a wonderful opportunity for buyers seeking a welcoming family home with plenty of scope to make it their own. The accommodation is thoughtfully arranged, with a comfortable living room providing a cosy place to unwind, while a separate dining room offers space for family meals, special occasions & evenings spent together. The fitted kitchen is complemented by an adjoining utility area, helping to keep everyday household life organised, & the adjoining Store adds welcome practicality & possibilities of reconfiguration. Upstairs, three bedrooms provide flexible accommodation for family members, guests or those working from home, together with a family bathroom. The property has clearly been cared for over the years & offers an excellent foundation for its next owners, with exciting potential to modernise, personalise or extend, subject to the necessary planning permissions and consents. For those dreaming of creating a home tailored to their own tastes & needs, the possibilities here are particularly appealing.

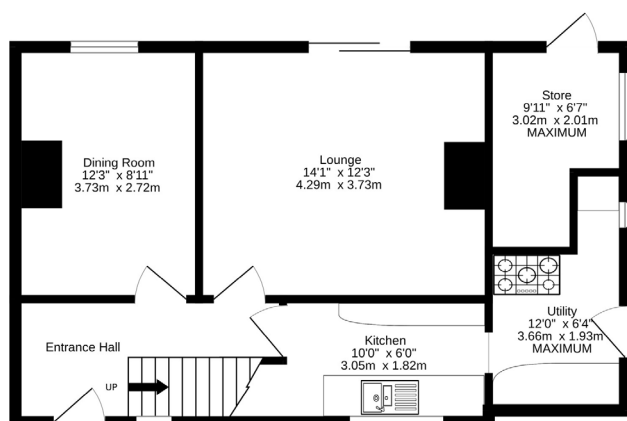
One of the property's greatest assets is its exceptionally generous plot, extending to approximately 0.14 acres (stms) & providing a wonderful amount of outdoor space for a family to enjoy. The rear garden is a real delight, with a broad stretch of lawn, established boundaries and & a paved patio that lends itself beautifully to summer lunches, children's play & relaxed evenings outdoors. There is ample room for keen gardeners to indulge their interests, for little ones to play freely or simply to find a quiet corner to sit back & enjoy the fresh coastal air. The size of the plot also presents exciting possibilities for those wishing to explore extending or further enhancing the property, subject to the necessary consents. With such a substantial garden & considerable potential to grow with its next owners, this is a rare opportunity to create a truly special family home in a sought-after coastal setting. Being sold chain free, it is ready for its next chapter.



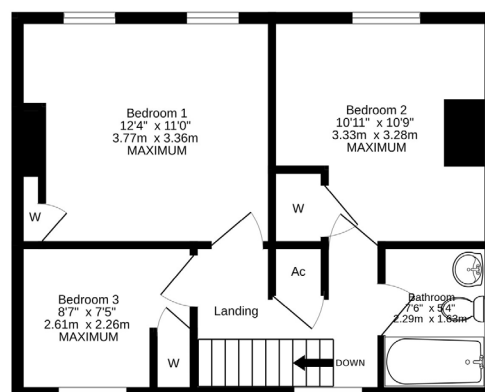




Ground Floor
523 sq.ft. (48.6 sq.m.) approx.



1st Floor
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band B.

Energy Efficiency Rating: D.

Tenure: Freehold.

Location: What3words – [///recover.hologram.butterfly](https://www.what3words.com/recover/hologram/butterfly)

Agent's note: This property is subject to the S157 covenant, meaning a buyer must have lived or worked in Norfolk for the past 3 years

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