



## Church View Church Close, West Runton, Cromer, NR27 9QY

Price Guide £395,000

- Highly favoured location
- No onward chain
- Conservatory
- Garage and off-road parking
- Superb picturesque backdrop
- Two bedrooms
- Gas central heating
- End of cul-de-sac location

# Church View Church Close, Cromer, Cromer, Norfolk NR27

A rare opportunity to acquire a detached bungalow in a highly favoured location on the edge of this popular coastal village. The property sits at the end of a cul-de-sac adjacent to open land and with stunning views to the coast and All Saints Church at Beeston Regis. This is an older-style property of character and offers recently re-decorated accommodation with two bedrooms. A conservatory at the side provides a lovely addition and overlooks the enclosed garden and the sunset in the west.

The Village of West Runton offers a small selection of shops and restaurants whilst both bus and rail services provide easy access to the principal towns of Sheringham and Cromer.



Council Tax Band: D



## ENTRANCE PORCH

With part glazed composite entrance door and window to:

## ENTRANCE HALL

Radiator, access to loft space.

## LOUNGE

Wide bay window to front aspect, radiator, feature timber and marble fire surround with provision for electric fire. TV aerial point.

## KITCHEN/DINING ROOM

Fitted with a comprehensive range of shaker-style base and wall cabinets with laminated work surfaces and tiled splashbacks, inset ceramic sink unit, inset electric hob with stainless steel filter hood above and built in electric oven beneath. Provision for washing machine, radiator, range of additional fitted cupboards including one housing the gas fired boiler providing central heating and domestic hot water. Window to rear, further window and glazed door to:

## CONSERVATORY

Of UPVC construction on a brick base with windows to all sides, door to rear garden, superb views to Beeston Church and the Coast. Radiator.

## BATHROOM

Panelled bath with shower attachments and screen, pedestal wash basin, close coupled w.c., window to rear aspect, heated towel rail/radiator, wall cabinet and mirror.

## BEDROOM 1

Window to front aspect, radiator, two fitted double wardrobe cupboards with store cupboards above.

## BEDROOM 2

Window to rear aspect, radiator.

## OUTSIDE

Detached, brick built GARAGE: With up and over door, electric light and power.

## GARDENS

To the front of the property is a gravelled driveway providing an off-road parking space and leading to the garage. There is a further shingled bed to the front with mature shrubs and hedges to the border. A side access then leads to the attractively arranged and fully enclosed rear garden which has established shrub borders and a lawn which is interspersed with mature shrubs and a view of the Church and Coast. There is a pedestrian access to the Church Field.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D.



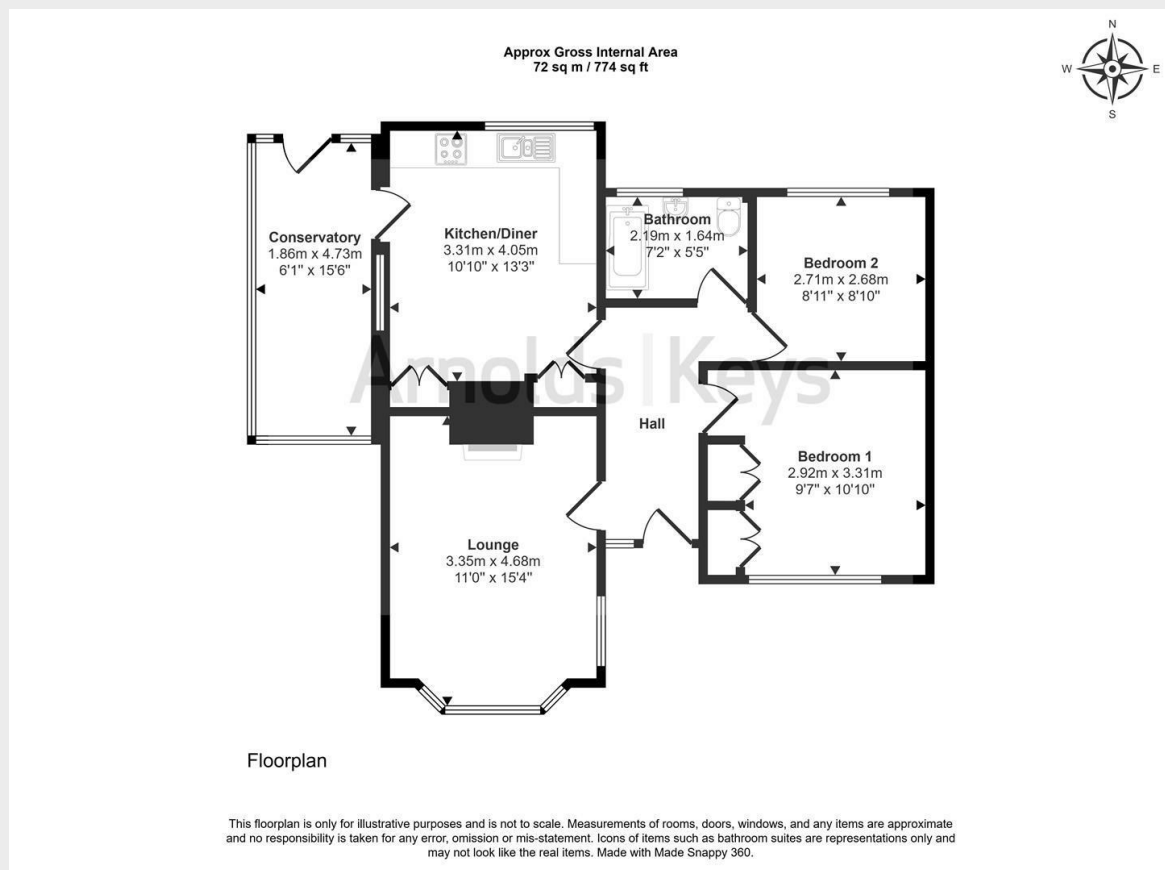


## Viewings

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) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>63</b>                                                                                                   | <b>67</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  |           |



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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.