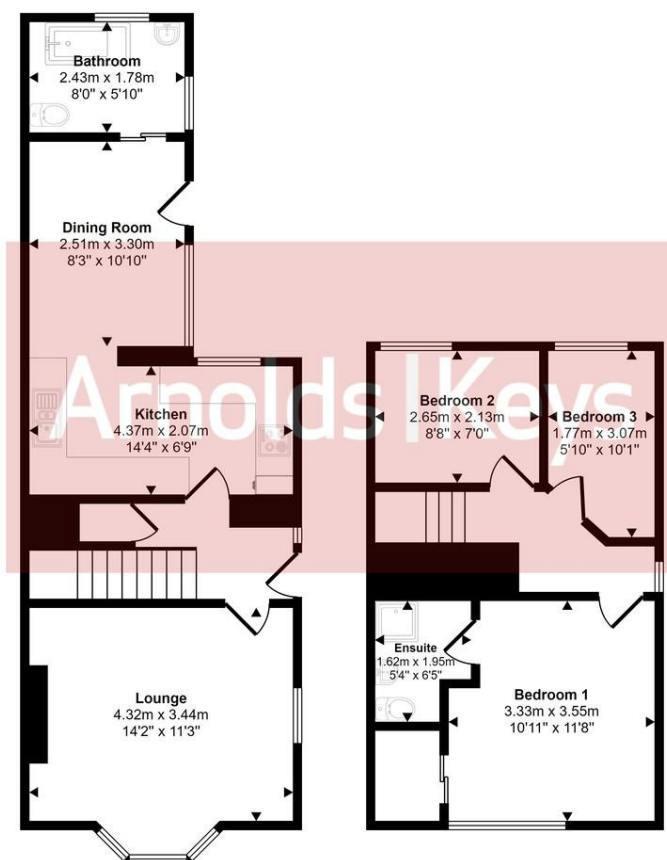




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Approx Gross Internal Area
80 sq m / 866 sq ft



Ground Floor
Approx 46 sq m / 494 sq ft

First Floor
Approx 35 sq m / 372 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

%office_emailAddress_rs%
01263 822373

County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.



West View, Station Road, West Runton, NR27 9QD Guide Price £325,000

Set in the heart of this popular seaside village is this deceptive property offering three bedrooms, two bathrooms and a larger than expected garden. The property is just a stone's throw from the shops and both bus and rail services providing easy access to the principal town of Sheringham and the surrounding area.

- Coastal village setting
- Three bedrooms
- Two bathrooms
- Large rear garden
- Off road parking

The property is nicely presented and has the benefit of gas fired central heating and sealed unit glazing. The property has off-road parking and the gardens at the rear are delightful and include a Summer House.

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Property Description

ENTRANCE HALL

Part glazed entrance door, radiator, staircase to first floor with large understairs cupboard with fitted storage unit and gas fired boiler providing central heating and domestic hot water. Part glazed door to:-

LOUNGE

A light room with UPVC bay window to front aspect and second high level aspect to the side. Radiator, timber fire surround and hearth with point for electric fire. TV aerial point, ceiling beam.

KITCHEN

With part glazed door from hallway. Comprehensive range of shaker style base and wall cupboards, with laminated work surfaces and upstands, inset electric hob with stainless steel filter hood above, integrated double electric oven UPVC window to rear, radiator, stainless steel sink unit, tiled splashbacks. This room is open to:



DINING ROOM

Radiator, large window to rear aspect, part glazed door to rear garden too.

BATHROOM

Panelled bath with mixer shower and screen, tiled splashbacks, pedestal wash basin with tiled splashbacks, close coupled w.c., two windows to rear and side, radiator.

FIRST FLOOR

LANDING

Galleried landing with radiator and window to side aspect, access to roof space.

BEDROOM 1

Radiator, built in wardrobe cupboard, window to front aspect, door to:

ENSUITE

Corner shower enclosure with mixer tap and tiled splashbacks, pedestal wash basin with tiled splashback, close coupled w.c., chrome heated towel rail/radiator.

BEDROOM 2

Window to rear aspect, radiator.

BEDROOM 3

Window to rear aspect, radiator.



OUTSIDE

To the front of the property is a dropped curb providing an off-road parking space for one vehicle. A side access then leads to the rear garden which has a patio area with timber SUMMER HOUSE and GARDEN STORE. This area then leads to an enclosed garden with lawn, raised beds and established planting to include mature shrubs and trees.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax rating of Band C

