

Arnolds | Keys



8 Golf Close, West Runton, Cromer, NR27 9QB

Price Guide £450,000

- Generous south facing plot
- Three bedrooms
- Two bathrooms
- Walking distance of shops
- Secluded setting
- Two reception rooms
- Gas central heating
- Bus and rail services in the Village

8 Golf Close, West Runton. NR27 9QB

Occupying a secluded setting on the edge of this popular seaside village, is this beautifully proportioned detached bungalow. Standing in a generous, south facing plot, this property is of individual design, offering two reception rooms, three bedrooms; one with en-suite facilities.

West Runton itself lies between the principal towns of Sheringham and Cromer with both bus and rail services available in the Village. There is a small selection of local shops and restaurants, whilst the approach road to the beach is also central to the Village.



Council Tax Band: D



RECEPTION HALL

With part glazed entrance door, radiator, former fireplace recess with tiled floor.

UTILITY ROOM

Tiled floor, window to front aspect, provision for washing machine and tumble drier.

Lobby

Leading to:

SITTING ROOM

With wide, semi-circular bay window to south facing rear aspect, wood burning stove in recess with tiled hearth, radiator, provision for TV, part glazed door to rear porch.

BEDROOM 2

Approached from the sitting room and with wide, semi-circular bay window to south facing rear aspect, radiator.

DINING ROOM

With stripped wood floor, bay window recess to side aspect with views over the garden. Door to:

KITCHEN

A light room with three aspects including a part glazed door to the front. Comprehensively fitted with a modern range of base and wall storage units with solid wood work surfaces and matching upstands. Inset double bowl sink unit with flexible mixer tap, inset gas hob with built in electric double oven, stainless steel hood above. Tiled floor.

BATHROOM

Panelled bath with central mixer and tiled splashbacks, close coupled w.c., pedestal wash basin, illuminated mirrored cabinet, window to front aspect.

LOBBY

Leading to:

BEDROOM 1

With French door and window to south facing rear garden, radiator. Door to:

ENSUITE

Corner shower enclosure with mixer shower, pedestal wash basin, mirrored cabinet, close coupled w.c., window to rear, vertical radiator, tiled floor.

BEDROOM 3

Radiator, recessed bay window overlooking front garden.

GARAGE

With up and over door, electric light and power points.

GARDENS

The property has a gated entrance with a shingled area providing access to the garage and off-road parking. The

gardens then surround the property to the side and rear with lots of established planting, shrubs, fruit trees and flowering plants. The majority of the gardens are at the rear and enjoy a southerly aspect.

AGENTS NOTE

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




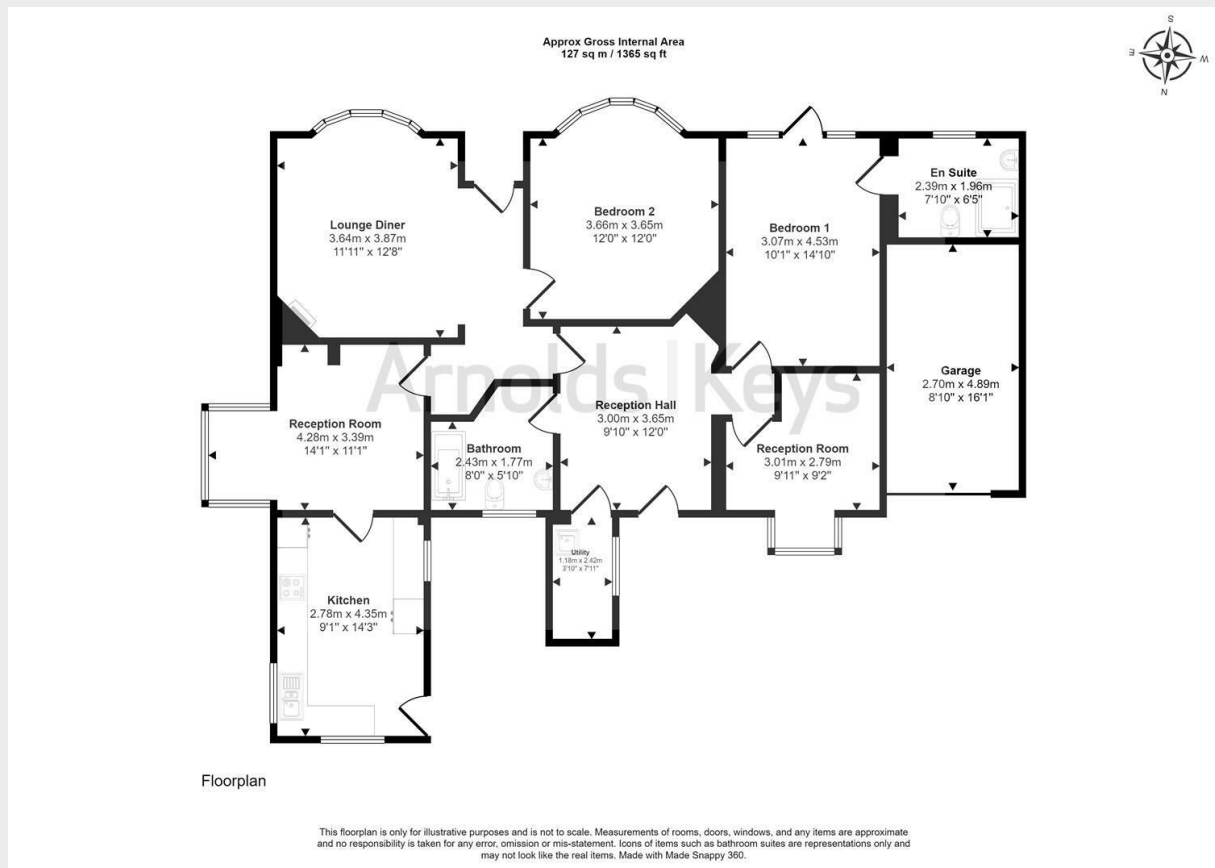


Viewings

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) A			
(81-91) B			78
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 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. 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.

