



Hazel Cottage High Street, East Runton, Cromer, NR27 9PB

Price Guide £365,000

- No onward chain
- South facing rear garden
- Up to three bedrooms
- Close to local amenities
- Property of charm and character
- Adaptable accommodation
- Gas central heating
- Ideal permanent or holiday use

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Offered with no onward chain is this charming, cottage-style bungalow, set in the heart of this popular coastal village just two miles from Cromer. The Village itself has a small selection of local shops and restaurants and a regular coastal bus service passes through the Village.

The property offers beautifully proportioned and well-presented accommodation of character with the benefit of gas fired central heating throughout and recently installed sealed unit windows in UPVC frames. The design offers flexibility with up to three bedrooms so ideal for both permanent or holiday use. There is off road parking at the front and the rear garden enjoys a southerly aspect.



Council Tax Band: B



ENTRANCE HALL

Part glazed entrance door, radiator.



LOUNGE/DINING ROOM

Two windows to the front aspect, two radiators, central fireplace with wood burning stove, provision for TV, space for dining and large walk-in cupboard with light.

KITCHEN

Comprehensive range of oak faced base and wall storage cupboards with laminated work surfaces and tiled splashbacks. Inset electric hob with filter hood above, built in double oven, cupboard concealing wall mounted gas fired boiler providing central heating and domestic hot water. Inset sink unit, integrated washing machine, integrated refrigerator and freezer, provision for dishwasher and tumble dryer, window and part glazed stable door to south facing rear garden. Radiator.

BATHROOM

A full suite of central roll top bath, pedestal wash basin, close coupled w.c., corner shower enclosure with independent electric shower, period style fireplace, radiator/towel rail, second radiator, fitted cupboard, window to rear aspect, polished wood floor.



BEDROOM 1

Two aspects, including bay window to front aspect and second aspect to the side, range of fitted cupboards and wardrobes, radiator, period style fireplace with tiled inserts and hearth.

BEDROOM 2

Window to front aspect, built in store cupboard, radiator, polished wood floor.



BEDROOM 3

Window to rear aspect, built in cupboards with drawer unit and shelving, radiator, polished wood floor.

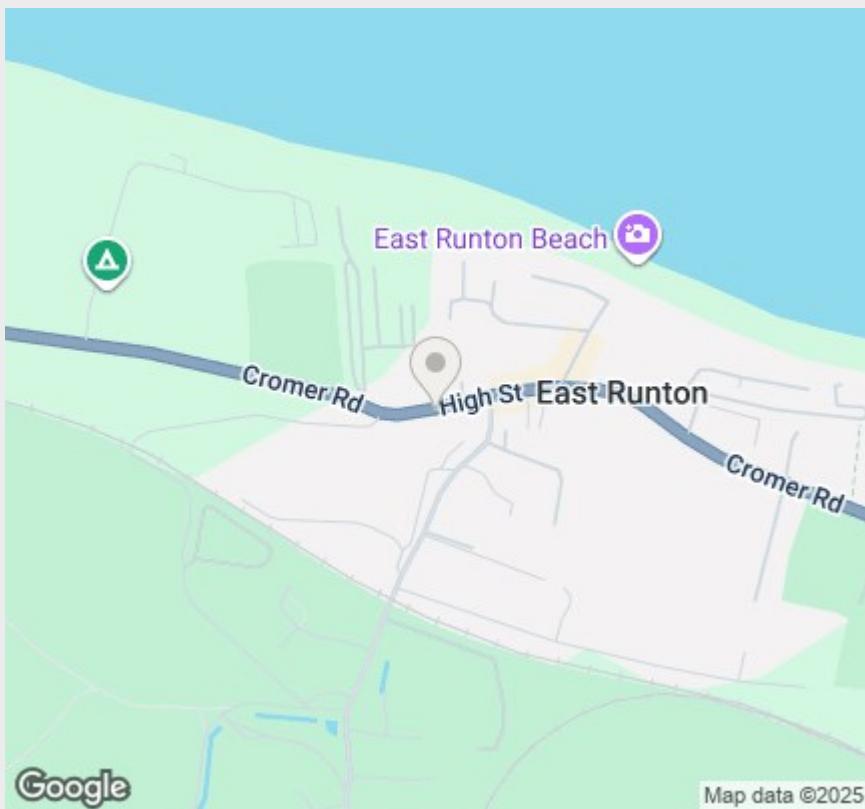
OUTSIDE

To the front of the property is a walled area with shingled off-road parking for a number of cars. There is a small lawn with established planting. A side access leads to the south facing rear garden which is fully enclosed with a raised lawn, established shrubs and trees offering a good degree of privacy. There are two GARDEN SHEDS at the rear too.



AGENTS NOTE

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

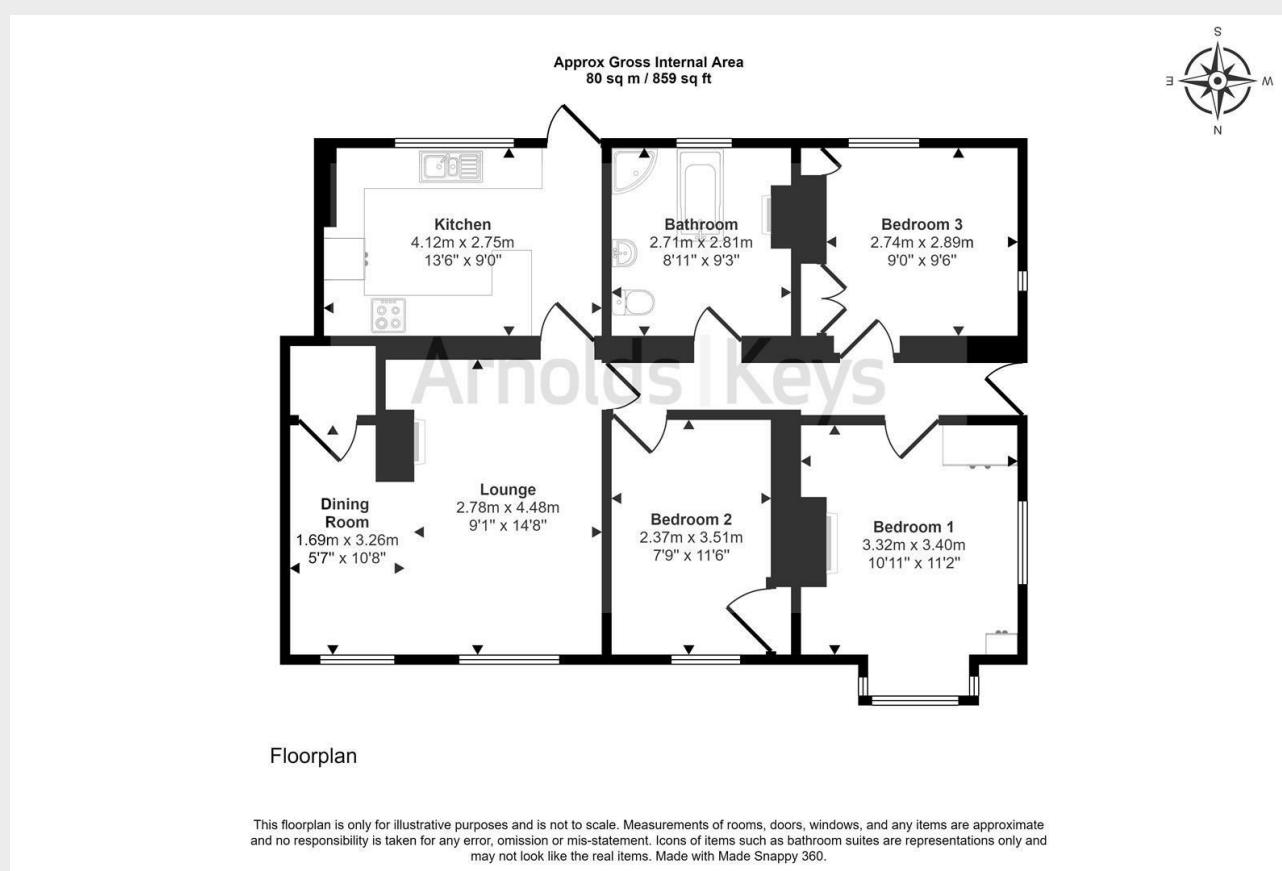


Viewings

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		
(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 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.

Arnold's Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnold's 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.

