



## Ayneford, Broomhill, East Runton, NR27 9PF

Price Guide £345,000

- Detached 1930's bungalow
- Two reception rooms
- Detached garage and parking
- Cloakroom
- Large south facing garden
- Two double bedrooms
- Gas central heating
- Bathroom
- Village location
- No onward chain



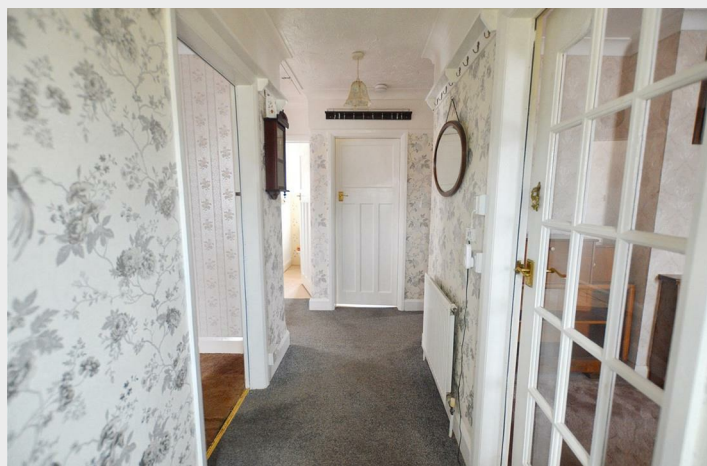
# Ayneford, Broomhill, East Runton, Cromer, NR27 9PF

A detached 1930's built bungalow set in a popular location in the village of East Runton. The bungalow is well presented and offers good sized accommodation with two double bedrooms, two reception rooms, bathroom and fitted kitchen. There is a large south facing garden to the rear and vegetable garden, detached garage with extra parking, rose gardens to the front and side.

Ideal location with just a short stroll to the beach, pub, restaurants and village shop and walkers paradise through the common and along the coast.



Council Tax Band: C





## ENTRANCE HALL

Doors to all rooms, radiator, carpet, ceiling light, access to roof space which is insulated and boarded.

## SITTING ROOM

UPVC double glazed bay window to the front and window to the side. Carpet, ceiling light, two radiators, TV point, fireplace currently boarded.

## DINING ROOM

UPVC double glazed window to the side. Radiator, carpet, cupboard housing electric meters and shelving. Ceiling light, doors to hallway and kitchen, fireplace currently boarded.

## KITCHEN

UPVC windows to the rear and side. Range of base, drawer and wall mounted cupboards. Work surface over with white single bowl sink unit and mixer tap over. Provision for washing machine, cooker with extractor hood above, tiled splashback and under counter fridge and freezer. Tiled flooring, wooden stable door to the side, pine clad ceiling with two ceiling lights and radiator.

## BEDROOM ONE

UPVC double glazed bay window to the front, carpet, range of bedroom furniture and overhead storage cupboards, radiator, ceiling light/fan, period fireplace

## BEDROOM TWO

UPVC double glazed window to the side. Carpet, radiator, ceiling light/fan.

## W.C

UPVC double glazed window to the rear. Vinyl flooring, low level WC, ceiling light, radiator.

## BATHROOM

UPVC obscure glazed window to the rear. Panelled bath with mixer shower attachment, tiled walls, vinyl flooring, radiator and ceiling light, radiator.

## OUTSIDE

The bungalow sits back off the road with a beautiful rose bed gardens to the front and side, small lawn area, mature shrubs and tree. Double gates opening onto the gravel driveway with parking for two cars, leading to the DETACHED GARAGE with pitched roof, up and over style door, power and light, door at the rear of the garage to a utility area and WC. Side access gate and pathway leads round to the lovely south facing garden with flower and rose borders, raised garden pond, summer house, greenhouse, large vegetable garden, outside lighting and water tap.

There are two solar panels on the roof which provide hot water.

## AGENTS NOTE

This is a freehold property with all mains services connected to include gas, water, electricity, mains drainage.. The bungalow has a council band tax C.



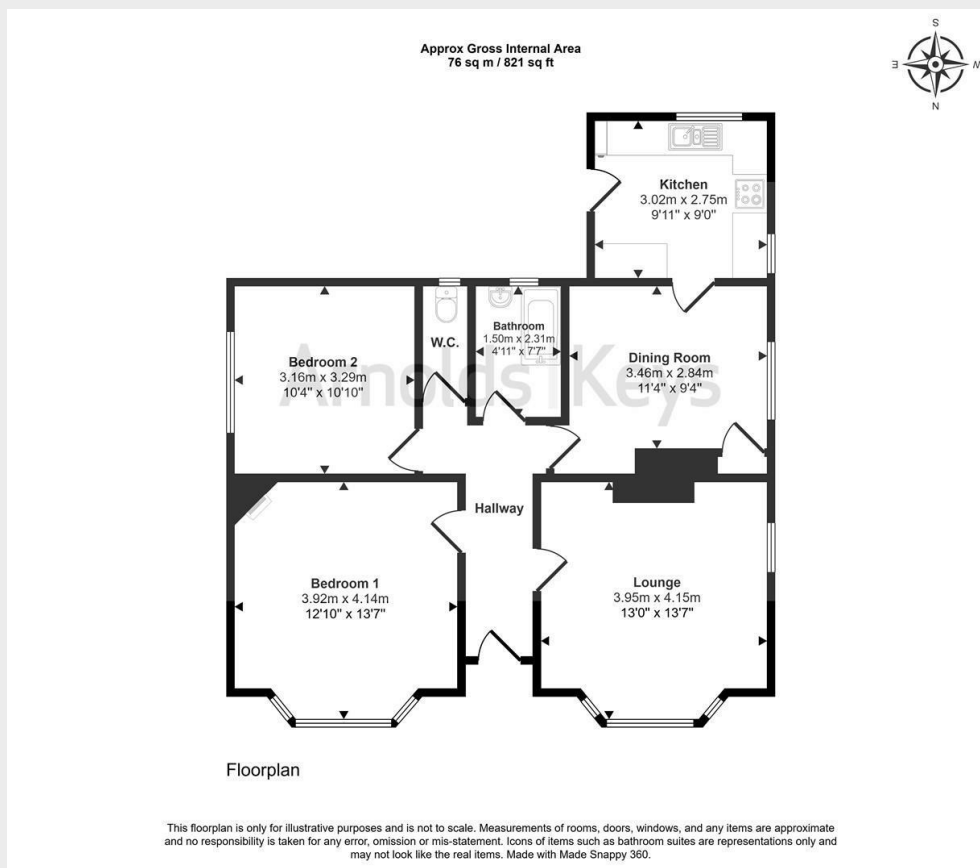


## Viewings

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>		<b>69</b>
(55-68) <b>D</b>	<b>56</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 (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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