



High View, Shawcross Road, West Runton, NR27 9NA

Price Guide £395,000

- Detached bungalow
- Two reception rooms
- Office
- Garage and carport
- Warm air heating
- Private road location
- Two large double bedrooms
- Conservatory
- Large driveway
- Village location

High View, Shawcross Road, NR27 9NA

Shawcross Road is an established cul-de-sac just south of the Village and approximately a half mile from the small selection of shops and restaurants. The Village has both bus and rail services and the access to the beach and is setting close to the National Trust area of Roman Camp.

The bungalow requires some updating and sits in an elevated location with ample parking to the front, carport and garage. Being offered with no onward chain and standing in a good size plot.

 3  1  2  D

Council Tax Band: E



HALLWAY

Doors to all rooms, carpet, telephone point, access to roof space, air vent, double doors opening to cupboard housing warm air heating system.

LOUNGE

Triple aspect room with double glazed windows to both side aspect and front elevation, carpet, ceiling light, TV point, air vent, pattern glazed door to hallway.

DINING ROOM/BEDROOM THREE

UPVC sliding patio doors to the front, carpet, two air vents, ceiling light.

KITCHEN/BREAKFAST ROOM

Range of light oak base and drawer units, built in electric eye level cooker and inset electric hob with extractor fan above. Inset stainless steel one and half bowl sink unit with mixer tap and water softener tap. Provision for washing machine, dishwasher and fridge freezer. Large space for dining table and chairs. Window and door into the conservatory, UPVC double glazed window to side aspect. Door to shelved pantry, vinyl flooring.

CONSERVATORY

UPVC double glazed windows to the rear, side and door to garden. Vinyl flooring, sliding door to office.

OFFICE

UPVC double glazed window to the side and door to side garden. Carpet and ceiling light point.

BEDROOM ONE

UPVC double glazed window to the rear, carpet, built in triple wardrobes with overhead storage. Vanity wash hand basin with storage drawers beneath.

SHOWER ROOM

UPVC double glazed window to the rear. Walk in shower cubicle with shower over. and tiled walls. Pedestal wash hand basin and low level WC. Ceiling light, door to AIRING CUPBOARD. Vinyl flooring, wall mounted heated towel rail.

W.C

UPVC double glazed window to the rear. Low level WC, ceiling light, wall mounted hand basin, vinyl flooring.

BEDROOM TWO

UPVC double glazed window to the rear, carpet, vanity wash basin with storage cupboard beneath. Ceiling light, built in wardrobe with overhead storage cupboard.

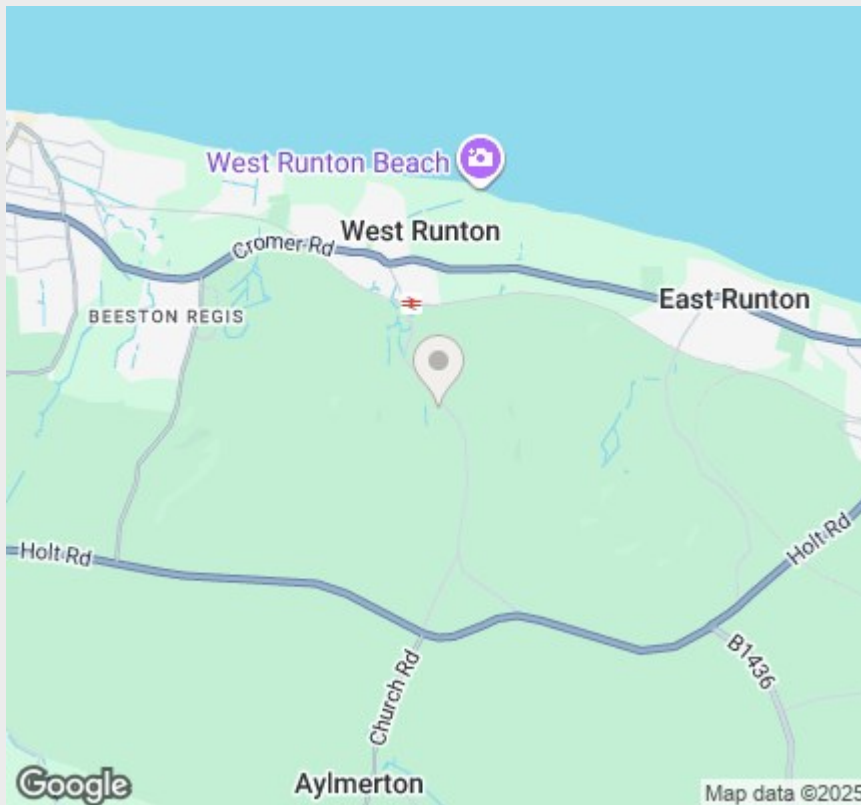
OUTSIDE

The bungalow is approach by a driveway with parking and turning areas, leading to the carport and attached GARAGE with electric roller door, power and light. Outside lighting, steps lead up to the front entrance and pathway leads round to the rear and side of the property. A large garden sits to the front with mature shrubs and trees. To the side of the building is a further small lawn area, garden shed and access leading to the rear.

AGENTS NOTE

The property is Freehold, with all mains services connected. The heating is warm air and on mains water and drainage. The bungalow holds a council tax band E.




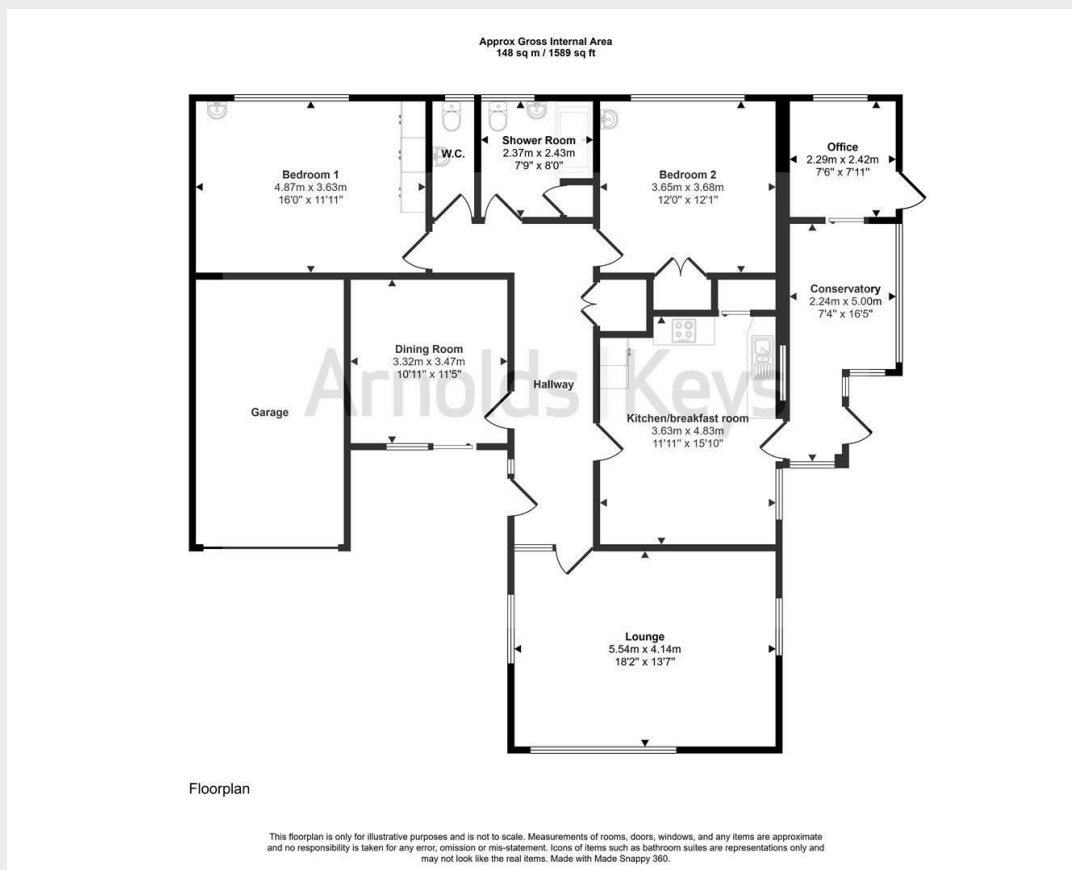


Viewings

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		71
(55-68) D	55	
(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 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.

