



**The Old Dairy Station Road, West Runton, NR27 9QD**

**Price Guide £400,000**

- No onward chain
- Beautifully presented
- Two bathrooms
- Off-road parking
- Former village dairy
- Three bedrooms
- Enclosed garden
- Gas central heating

# The Old Dairy, Station Road, West Runton, NR27 9QD

As you would imagine, The Old Dairy can be found in the heart of this popular seaside village and within easy reach of the small selection of village shops and beach. The property is now a detached home, offering beautifully presented accommodation with the benefit of gas fired central heating. The accommodation is nicely proportioned and offers two reception rooms, three bedrooms and two bathrooms. It also has an enclosed garden and off-road parking making it equally suitable for permanent or holiday use.

The village also has both bus and rail services providing easy access to the principal towns of Cromer and Sheringham and the county capital of Norwich.



Council Tax Band: A





## ENTRANCE PORCH

Of UPVC construction, part glazed door, further part glazed composite door opening to:

## ENTRANCE LOBBY

With stairs to first floor, part glazed door opening to:

## KITCHEN

With window to side aspect, range of shaker-style base and wall cupboards with laminated work surfaces, tiled and panelled splashbacks, inset gas hob with electric oven beneath and filter hood above. Inset enamel sink unit, provision for washing machine, space for fridge/freezer, radiator, understairs storage cupboard. Part glazed door opening to:

## DINING ROOM

Fireplace recess with timber mantel above, radiator, further part glazed composite door and window to rear garden.

## LOUNGE

With part glazed door from lobby, large window to front aspect, provision for TV, floor mounted gas fired stove with ornamental flue, fitted service meter cupboard.

## FIRST FLOOR

### LANDING

Radiator.

### BEDROOM 1

Oriel bay window to front aspect, radiator, period fire surround, fitted alcove cupboard with further glazed cupboard over.

### BATHROOM

Beautifully fitted with a contemporary styled suite of panelled bath with mixer shower and screen, concealed cistern w.c., vanity wash basin with cupboards beneath, chrome heated towel rail, window to side aspect, built in linen cupboard.

### BEDROOM 2

Radiator, window to side aspect.

### SHOWER ROOM

Corner shower enclosure with mixer shower, pedestal wash basin, close coupled w.c., radiator, fully tiled walls, window to rear aspect.

### BEDROOM 3

Radiator, window to rear aspect.

## GARDENS

To the front of the property is a paved off-road parking area and path leading to a gate which in turn leads to the rear garden. This is attractively laid out with a paved patio area for alfresco dining, lawned area and well stocked flower beds. There is a timber GARDEN SHED and a small area at the rear for bin storage.

## AGENTS NOTE

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




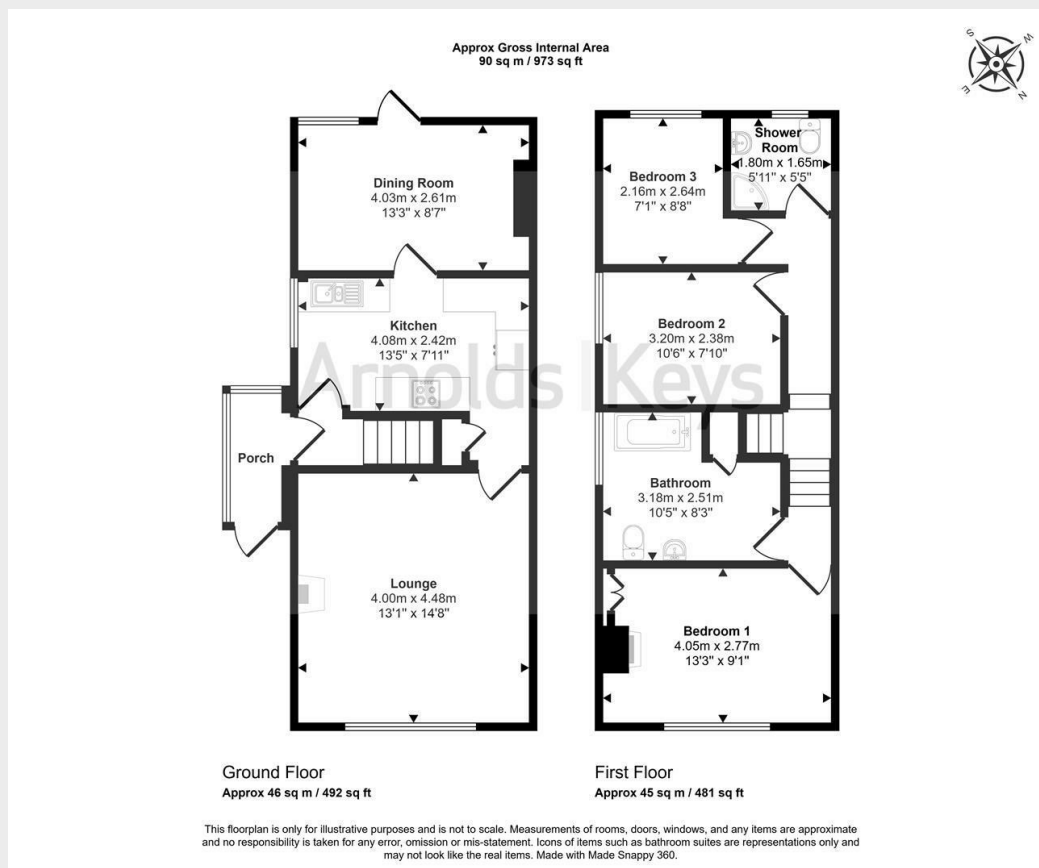


## Viewings

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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>46</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 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

