



## 5 TOP COMMON

East Runton, Cromer, NR27 9PW

**£300,000**

Freehold

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Cromer  
NR27 9PW

**£300,000**

Freehold

- **Chain-free**
- **Beautifully renovated three-bedroom home**
- **Generous plot in sought-after coastal village**
- **Spacious driveway with ample parking**
- **Garage converted into versatile studio**
- **Landscaped garden with patio and outbuildings**
- **Stylish, move-in ready accommodation**
- **Purchasers must have lived or worked in Norfolk for the previous three years.**

### **Agents Note**

Council Tax: B  
Mains Water, Gas, Electricity and Waste

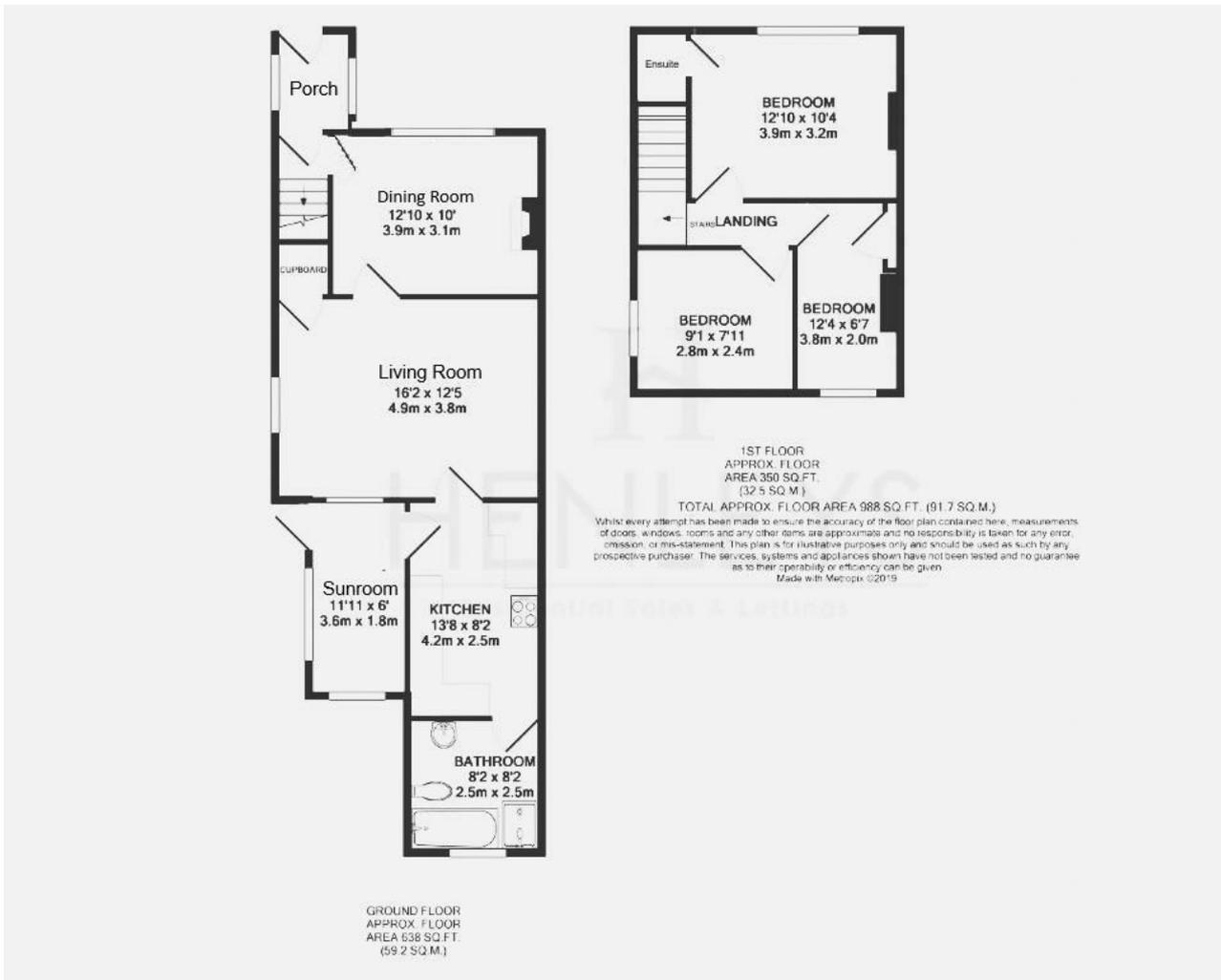
Please note this property has a covenant: Purchasers must have lived or worked in Norfolk for the previous three years.

Tucked away in a sought-after coastal setting, lie this beautifully upgraded three-bedroom home on a generous plot in the heart of East Runton. Since 2019, the property has been thoughtfully renovated throughout. A wide driveway provides ample parking, while the former garage has been expertly converted into a versatile studio—ideal for home working, hobbies or guest accommodation. Inside, the accommodation flows effortlessly, with light-filled living and dining spaces complemented by a well-appointed kitchen, creating a home that is both practical and welcoming.

Outside, the property truly comes into its own. The landscaped rear garden offers a wonderful sense of space and privacy, with lawn, patio areas and a variety of planting, along with high-quality garden sheds adding further functionality. Perfect for both quiet enjoyment and entertaining, this outdoor space enhances the overall appeal of the home. Positioned in a desirable village location close to the coast, this is a superb opportunity to acquire a stylishly improved home ready to move straight into.







| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>85</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   | <b>37</b>               |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



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