



TOP COMMON EAST RUNTON, NR27 9PW

**£280,000
FREEHOLD**

In the quiet and charming area of Top Common, East Runton, this beautifully renovated semi-detached house offers a perfect blend of comfort and style perfect for everyday family living. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests in rooms filled with natural light, creating a warm and welcoming atmosphere.

The property consists of three bedrooms, making it an ideal home for families or those seeking extra space, a family bathroom, living room, second reception room, kitchen and downstairs WC.

Situated in a desirable location, this home is just a stone's throw away from the stunning coastline in both East Runton and the nearby towns of Cromer and Sheringham. The surrounding area offers a variety of local amenities, including shops, cafes, and recreational facilities, making it a perfect place to live.

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TOP COMMON

- CHAIN FREE • SEMI DETACHED • SOUGHT AFTER
- VILLAGE LOCATION • EXCELLENT BEACHES • FANTASTIC FAMILY HOME • THREE BEDROOMS • TWO RECEPTION ROOMS • FAMILY BATHROOM & CLOAKROOM • FITTED KITCHEN • DRIVEWAY TO THE FRONT - GOODSIZE GARDEN TO THE REAR



East Runton

Location Nestled just a mile west of Cromer and three miles from Sheringham, East Runton is a picturesque coastal village that blends natural beauty with everyday convenience. Set around two tranquil village commons, this well-served community offers an appealing lifestyle for those seeking a slower pace without compromising on amenities.

The village boasts a friendly local shop, two welcoming pubs, and a popular restaurant-perfect for relaxed evenings and connecting with the community.

Surrounded by some of Norfolk's most treasured landscapes, East Runton lies within an Area of Outstanding Natural Beauty. Nearby National Trust gems like Felbrigg Hall, Roman Camp Heath, and Incleborough Hill offer endless opportunities for walking, cycling, and embracing the outdoors.

With regular bus links to Cromer, Sheringham, and Norwich, East Runton offers both serenity and connection-ideal for those ready to enjoy life at a gentler rhythm, whether for weekend escapes or a permanent coastal retreat.

Overview

This semi detached ex local authority house would make a great family home with a good size garden. The property has recently redecorated and fitted with new flooring. The house consists of three bedrooms, a

family bathroom, living room, second reception room, kitchen and downstairs WC.

Entrance hall

A UPVC door to the front of the property leads to a carpeted hallway, wall mounted radiator, stairs to the first floor and a door to the ground floor reception room.

Reception room

Double glazed window to the front aspect, wall mounted radiator, wood effect laminate flooring, ceiling pendant lighting and a door into the living room.

Living room

Double glazed windows to the rear and side aspects, providing ample light, wall mounted radiator a brick built fireplace with a solid wood mantle, two built-in cupboards and wood effect laminate flooring throughout.

Kitchen

Double glazed windows to the side aspect overlooking the garden, along with a UPVC door to the side. It is equipped with wall and base units, a stainless steel sink and drainer, and has space for a under counter fridge and freezer, as well as for an electric oven and hob. The worktops are complemented by tiled splashback and include a breakfast bar. Additionally, there is a door leading to the cloakroom.

Cloakroom

Double glazed window to the rear, close coupled WC,

wash hand basin with splashback and wall mounted vanity unit with grey wood effect flooring.

Landing

Double glazed window to the side aspect, carpets, doors to the bedrooms and bathroom plus a hatch for loft access.

Bedroom One

Double glazed window to the rear, carpeted floor, ceiling pendant light and wall hung radiator.

Bedroom Two

Double glazed window to the front aspect, carpeted floor, ceiling pendant light and wall hung radiator.

Bedroom Three/Office

Double glazed window to the rear, carpeted floor, ceiling pendant light and wall hung radiator.

Bathroom

Double glazed window to the side aspect, close coupled WC, wash hand basin with tiled splashback, extractor fan, and a bath with a shower over and glass screen. Tile effect vinyl flooring.

Outside

At the front of the property, there is a spacious driveway that offers ample parking and includes a gate for accessing the rear garden.

The rear garden is a good size, making it ideal for families and providing plenty of space to enjoy the outdoors. It is primarily laid to lawn, featuring patio

areas and a shed. laid to lawn with patio areas and a shed.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.