



WATER LANE

WEST RUNTON, CROMER, NR27 9QP

£400,000
FREEHOLD

OFFERS OVER £450,000

Superbly located for the beach, local shops and transport links, this substantial four bed detached property requires updating but has huge potential to make a lovely home. The property is being sold with no upward chain. Call Henleys for more details.

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HENLEYS
Residential Sales & Lettings

WATER LANE

- 4 BEDROOMS • 3 RECEPTION ROOMS • IDEAL FOR THE BEACH • CLOSE TO TRANSPORT LINKS • IN NEED OF UPGRADING



OVERVIEW

Corner Cottage is a substantial 4 bed detached property ideally located for the village centre, the beach which is only a few minutes walk away, bus and train stations and local shops and the public house. The property does require updating but has immense potential to make a lovely home by the sea!

FIRST IMPRESSIONS

The property, as its name suggests, sits on a corner plot. To the front of the property is a shrub bed. The main entrance is to the side aspect.

HALLWAY

From the hall, doors lead to the lounge, dining room, utility room and the kitchen, Glazed window to the side aspect. Under stairs cupboard. Carpeted flooring, dado rail, picture rail and radiator. Stairs rise to the first floor.

LOUNGE

Double glazed windows to the front and side aspects with carpeted flooring and radiator. Fireplace with inset coal effect gas fire, hearth and brick surround.

DINING ROOM

Double glazed window to the front aspect with carpeted flooring, picture rail and open gas fire with exposed brickwork and mantelpiece over.

UTILITY ROOM AND WC

The utility room has plumbing for a washing machine. A further door opens to the WC which also has a wash hand basin and double glazed opaque window to the side aspect.

KITCHEN

Double glazed windows to both side aspects and single glazed window to the garden room. Range of base and wall units with worktops over and inset sink and draining board. Space for dishwasher and gas cooker. To one side are two pantries and a built-in cupboard. A glazed door opens to the rear lobby.

REAR LOBBY

From the lobby a uPVC glazed door opens the side passage and further doors open to the garden room and bedroom 4/study.

GARDEN ROOM

Double glazed windows with French doors opening to the rear garden. Carpeted flooring and radiator.

BEDROOM 4 & E-SUITE

Double glazed window and glazed door opening to the garden. Carpeted flooring and radiator. A door opens to an en-suite shower room. The en-suite has a shower cubicle, WC and wash hand basin.

FIRST FLOOR

From the first floor landing, doors open to the three bedrooms, the family bathroom, WC and the airing cupboard. Carpeted flooring, dado rail, picture rail.

BEDROOMS

There are two double bedrooms with sea views and a single bedroom. The double bedrooms have built-in wardrobes. All bedrooms have carpeted flooring and radiators.

BATHROOM

Double glazed opaque window. Bath and wash hand basin, Wall mounted gas heater and radiator.

REAR GARDEN

The rear garden has a small patio area and lawned area. A timber gate leads to the rear and the garage. To the rear of the garage is a store/workshop.

GARAGE

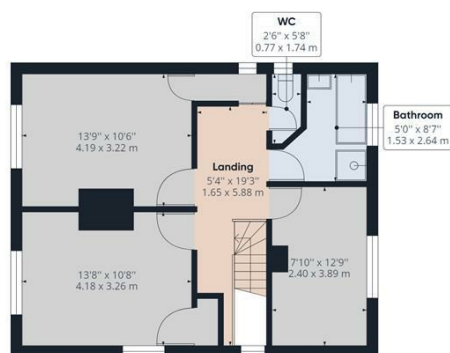
To the rear of the property is a single garage which opens onto Newell Crescent.

WATER LANE





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1490.59 ft²
138.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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