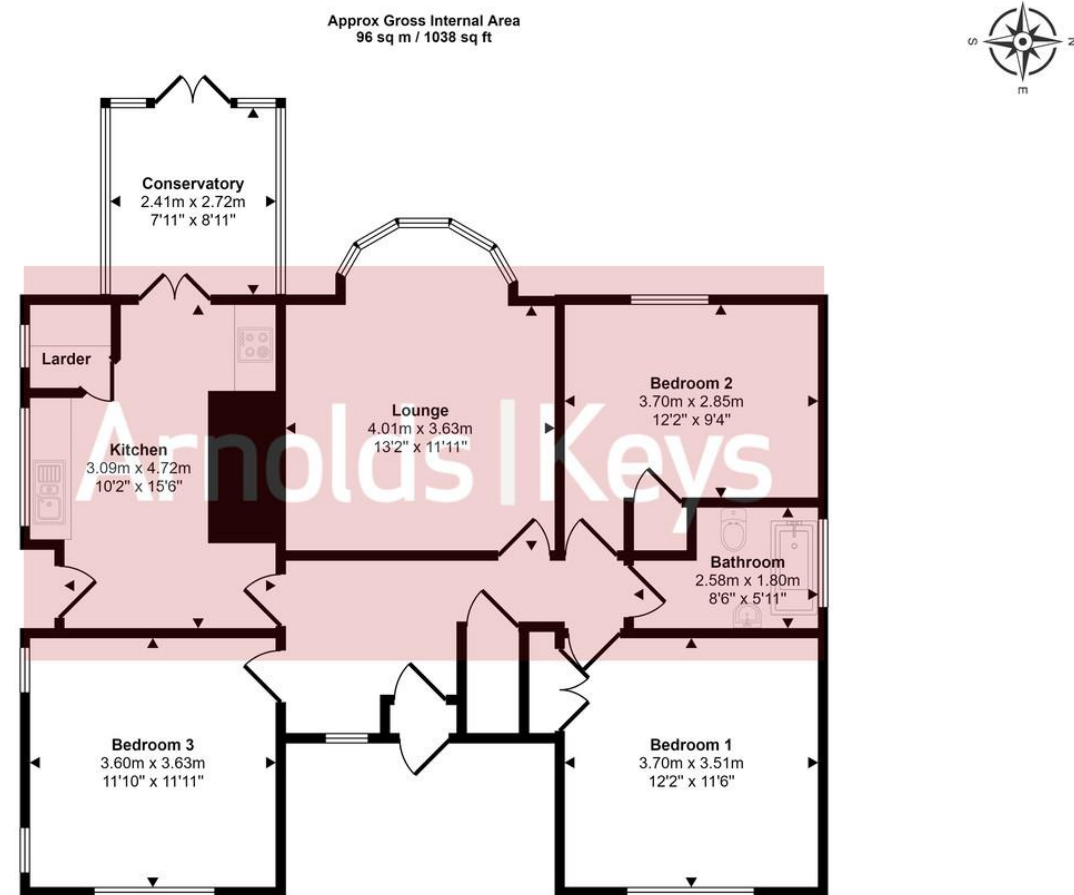


Arnolds | Keys



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

%office_emailAddress_rs%
01263 822373

County 01263 738444
City 01603 620551
Coastal 01263 822373

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. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.



Three Pines, Shawcross Road, West Runton, NR27 9NA

Guide Price £400,000

Offered with no onward chain is this detached bungalow standing in a large plot and located in a sought-after Village setting close to the National Trust area of Roman Camp. The property requires updating but would provide an excellent home in a choice location when such works have been carried out.

- No onward chain
- In need of updating
- Oil central heating
- Three Bedrooms
- Large gardens

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 is central to the Village.

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Property Description

ENTRANCE PORCH

With tiled floor, part glazed entrance door, further part glazed door opening to:

ENTRANCE HALL

Window to front aspect, radiator, built in store cupboard with window to front.

SITTING ROOM

With semi-circular bay window to rear aspect, radiator, period fireplace with open fire, radiator.

KITCHEN

Base and wall storage cupboards with laminated work surfaces, inset sink unit, point for electric cooker, floor mounted oil fired boiler, radiator, window to side aspect, walk-in shelved larder cupboard, door to porch and covered walk way. French doors opening to:



CONSERVATORY

Of UPVC construction on brick base with doors opening to the rear garden.

BATHROOM

Panelled bath, pedestal wash basin, close coupled w.c., radiator, part tiled walls, window to side aspect.

BEDROOM 1

Window to front aspect, built in double wardrobe cupboard, radiator.

BEDROOM 2

Window to front aspect, built in wardrobe cupboard, radiator.

BEDROOM 3

Two aspects to front and side, period tiled fireplace with open fire if required, radiator.

OUTSIDE

Sectional GARAGE, FUEL STORE, covered walk-way, timber GARDEN SHED.

GARDENS

To the front of the property is a tarmac driveway leading to the garage and providing additional off-road parking. To the side of the driveway is a lawned area with established planting to the front and borders. A side access then passes under a covered walk-way to the rear garden. This is essentially in two parts; a formal lawned area with mature hedges and shrubs. This leads to a further area which is not so formal and has mature pine trees and shrubs.

AGENTS NOTE

The property is freehold, has the benefit of mains electricity, water and drainage. Heating is provided by an oil-fired boiler. The property has a Council Tax rating of Band D.