



Greenfields The Hurn, West Runton

Offers Over £269,000

Greenfields The Hurn

West Runton, Cromer

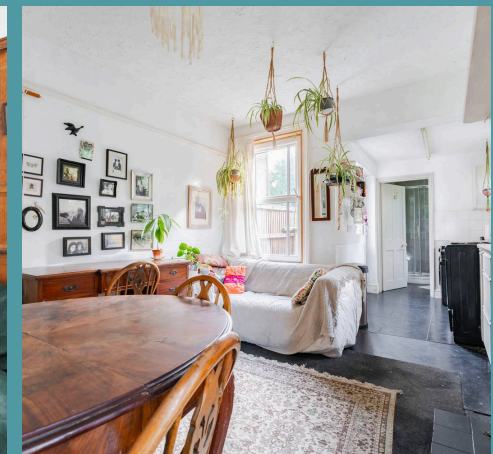
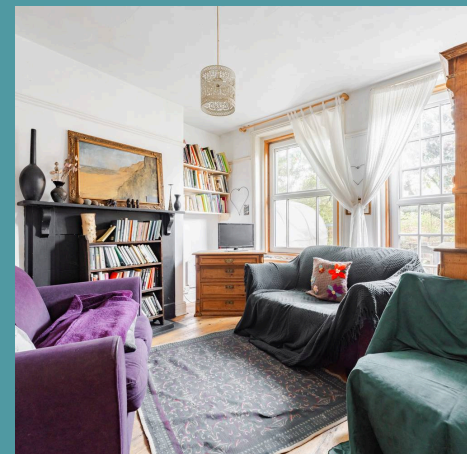
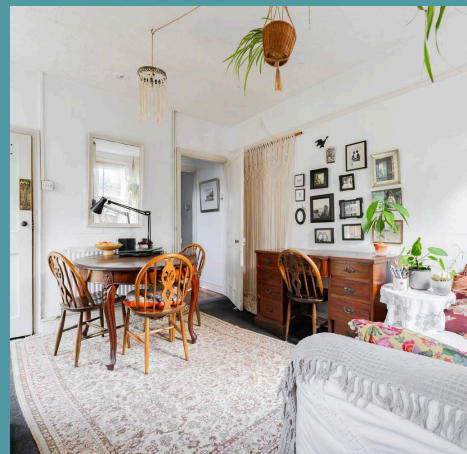
This charming two-bedroom Victorian cottage offers a unique opportunity for coastal living. With two double bedrooms, a spacious reception, and an open-plan kitchen/living space, it combines period features with modern updates. Located a short walk from the beach with on-road parking, this delightful home is perfect for those seeking character and convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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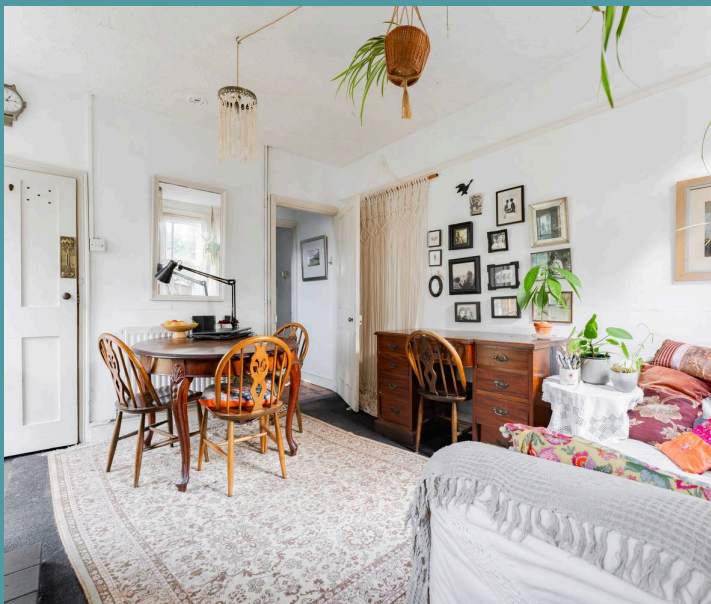
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Location

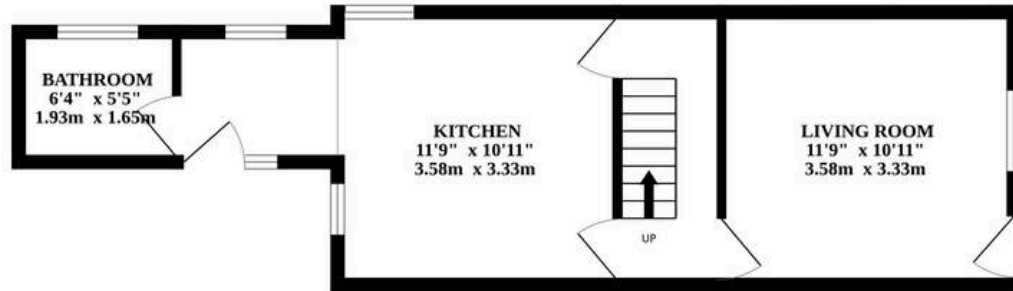
The Hurn in West Runton is situated in a quiet, residential area within a short walk of local amenities, including shops, a post office, and pubs. The picturesque village offers easy access to beautiful beaches and scenic coastal walks, while the popular Cromer town is just a short drive away. For those needing public transport, the area benefits from good bus links and the nearby West Runton train station, providing easy connections to Norwich and London.

The Hurn, West Runton

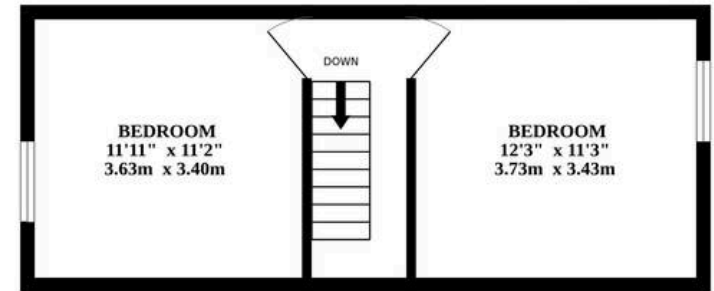
Upon entering, you will find an inviting open-plan kitchen and living area to your left that effortlessly blends modern convenience with period charm. The kitchen is designed for both functionality and style, offering ample countertop space ideal for meal preparation. It features dedicated areas for essential appliances, ensuring a practical layout. Built-in cabinets provide generous storage for culinary essentials, while the space's overall design encourages seamless organisation. The addition of a fireplace creates a warm and inviting atmosphere, making it an ideal living space for entertaining or



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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