



233 Roughton Road, Cromer, NR27 9LQ

Price Guide £375,000

- Detached bungalow
- Gas central heating
- Lounge/diner
- Large garden
- Edge of town
- Two double bedrooms
- Modern kitchen & bathroom
- Conservatory
- Garage
- Countryside views

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A 1930's style detached bungalow located just on the edge of Cromer, the bungalow offers two double bedrooms, newly fitted shower room, lounge, modern kitchen and conservatory over looking the gardens and patio areas, lovely views over the countryside, also with the benefit of gas central heating and double glazing.

The town centre is around a 15 minute walk, however, the bus and rail links are just a short walk away, giving direct access to the county capital of Norwich.



Council Tax Band: C



HALLWAY

Doors to all rooms, radiator, carpet, access to roof space with pull down loft ladder.

LOUNGE/DINER

UPVC double glazed windows to the front and side, carpet, two radiators, ceiling lights, marble fireplace with inset electric fire, doors to hall and kitchen.

KITCHEN

Two UPVC double glazed windows to the side and rear. Cream base and drawer units with wood effect work tops over. Inset stainless steel sink with mixer tap, inset for ring gas hob with extractor hood above. Built in eye level double oven. Matching wall units and glass display cupboard, provision for fridge. Ceiling light and vinyl flooring. Door to conservatory.

CONSERVATORY

UPVC double glazed windows to the side and rear. Carpet, radiator, ceiling light. Door to rear porch/utility area.

REAR PORCH/UTILITY AREA

UPVC double glazed door to garden, wall mounted gas central heating boiler, plumbing for washing machine. Vinyl flooring and UPVC double glazed window to side. Ceiling light.

BEDROOM ONE

UPVC double glazed window to the front, carpet, radiator, ceiling light, double doors to airing cupboard with shelving and radiator.

SHOWER ROOM

Newly fitted shower room with walk in shower, close coupled WC, vanity wash hand basin with storage cupboards beneath, extensively tiled walls and floor, velux roof light window, inset LED spot lighting.

BEDROOM TWO

UPVC double glazed window to the side, radiator, carpet, ceiling light, doors opening to built in wardrobe. Ceiling light.

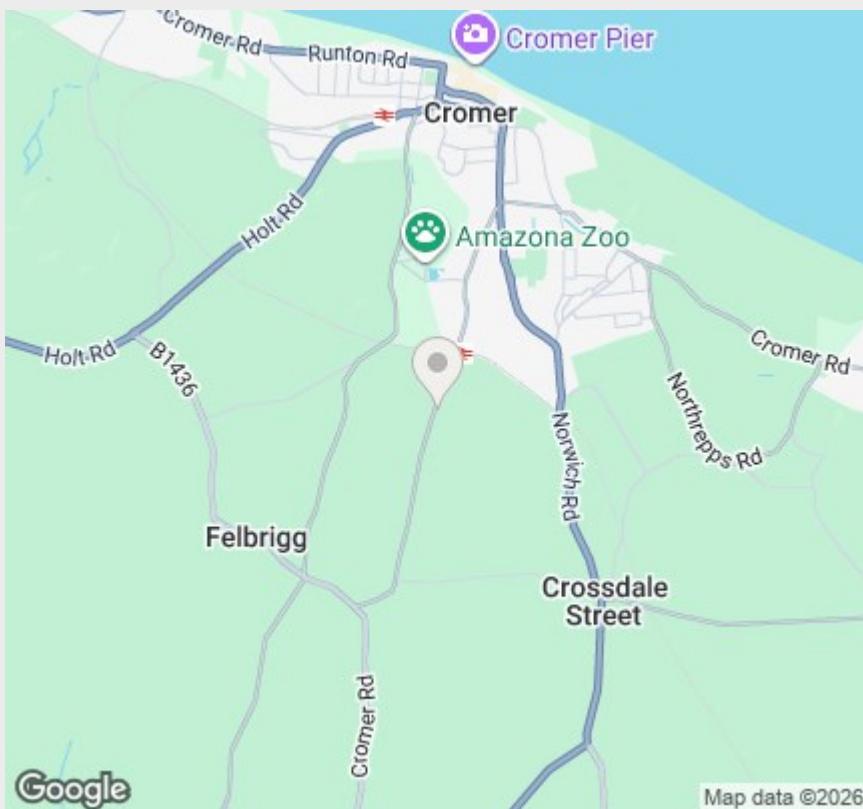
OUTSIDE

The property is set back from the road, with a gravel driveway allowing parking for three/four cars. The driveway leads down to the detached block built GARAGE with power, light and side access door leading into the garden. There is a large patio, and vegetable garden to the side with large Greenhouse. Arch leads onto the lawn garden with garden pond, fully enclosed panel fencing, Garden Shed and Summer House both with power and light. A beautiful garden with views over the countryside.

AGENTS NOTE

This is a Freehold property, all mains services are connected, gas, water, electricity and mains drainage. The bungalow has a council tax band C.



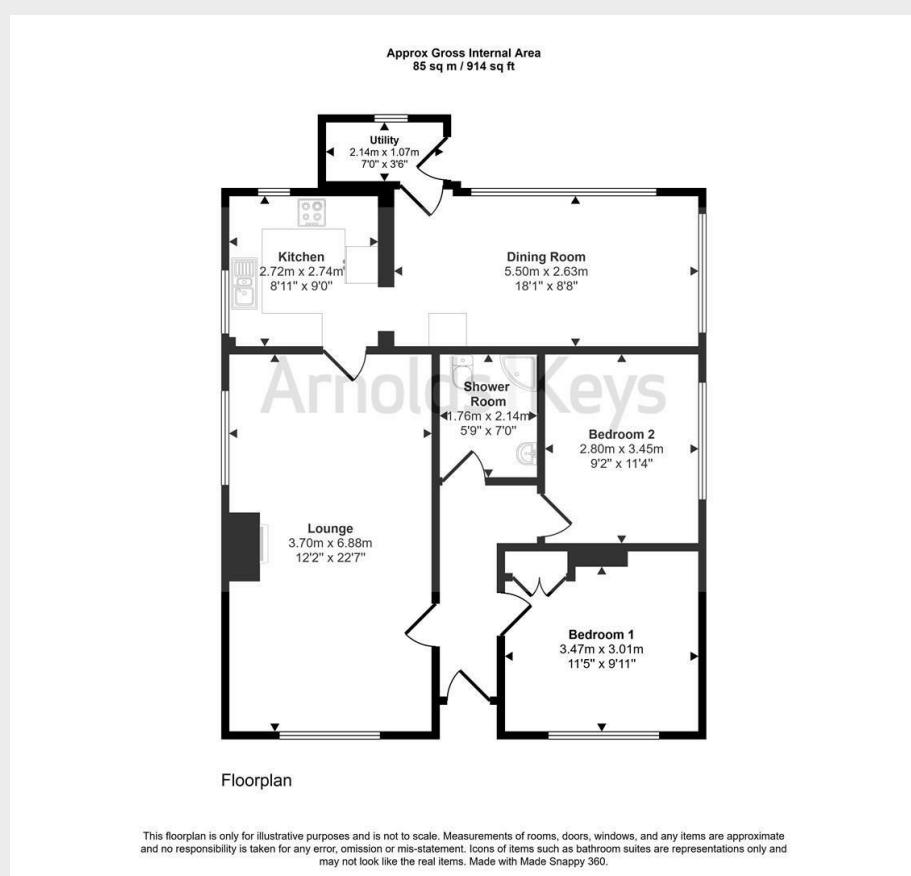


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnold's Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnold's Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

