



## Rosebrae, 40 Roughton Road, Cromer, NR27 0HH

Price Guide £510,000

- Executive style detached dwelling
- Study
- Cloakroom
- Utility room
- Triple glazed windows & doors
- Four double bedrooms
- Modern kitchen
- Family bathroom & Ensuite
- Underfloor heating to ground floor
- All oak internal doors



# 40 Roughton Road, Cromer NR27 0HH

A beautifully proportioned detached dwelling, set on the edge of Cromer just a five minute walk to the train station and bus stop, and a short stroll to the town centre and beach and to the Weavers Way footpath. The property is immaculately presented throughout offering under floor heating on the ground floor and radiator through a pressurised system on the first floor. Four double bedrooms all with built in mirrored wardrobes and one with ensuite shower room.

There is a beautifully fitted kitchen and utility room with built in BOSCH appliances and lounge with French doors leading to the walled garden. This faces west and has mature plants, shrubs and private patio areas. To the rear of the garden is a large double garage with further parking for two cars.



Council Tax Band: E



## ENTRANCE HALL

### LOUNGE

Dual aspect room with UPVC triple glazed bay window to the front and French doors to the rear opening into the garden. Engineered wood flooring with underfloor heating. Feature fireplace with marble hearth and inset electric fire, media panel.

### CLOAKROOM

UPVC triple glazed window to the side, low level WC, wall mounted wash hand basin with tiled splashback, tiled flooring with underfloor heating and ceiling point.

### STUDY

UPVC triple glazed window to front, engineered wood flooring with underfloor heating, ceiling light.

### KITCHEN/DINING ROOM

Beautiful modern kitchen with a range of soft close drawer units and base cupboards and matching wall mounted cupboard. Large granite worksurface area with upstands, inset one and half bowl sink unit with mixer tap, under counter built in fridge and freezer, dishwasher and double oven. Inset five ring gas hob and extractor hood above. LED spot lighting, tiled flooring with under floor heating, TV point, French doors opening to the garden and UPVC triple glazed window to the rear. Door from the kitchen to

### UTILITY ROOM

Matching range of base and wall cupboard and work top to match the kitchen. Single sink unit with mixer tap, space for washing machine and tumble dryer. Wall mounted gas central heating boiler. UPVC triple glazed door to side access.

### LANDING

Access to roof space, double doors opening to large cupboard housing pressurised water tank, doors to all rooms, carpet, ceiling light, UPVC triple glazed window to the front.

### BEDROOM ONE

UPVC triple glazed window to the front, carpet, ceiling light, radiator, two double wardrobes with sliding mirrored doors, TV point, door to

### ENSUITE SHOWER ROOM

Large walk in shower cubicle with glazed screen and tiled walls, vinyl flooring, vanity wash hand basin with storage cupboard beneath and closed coupled WC. Touch light mirror above and UPVC triple glazed window to side. Ceiling light .

### BEDROOM TWO

UPVC triple glazed window to the rear, radiator, ceiling light, carpet, fitted double wardrobe with mirrored sliding doors. TV point.

### BEDROOM THREE

UPVC triple glazed window to the front, radiator, ceiling light, carpet, fitted double wardrobe with mirrored sliding doors. TV point.

### BEDROOM FOUR

UPVC triple glazed window to the rear, radiator, ceiling light, carpet, fitted double wardrobe with mirrored sliding doors. TV point.

### FAMILY BATHROOM

UPVC triple glazed window to the rear. Panelled bath with thermostatic pressurised shower over, vanity wash hand basin with storage cupboard and shelving beneath, closed couple WC. Touch light wall mounted mirror, ceiling light, wall mounted heated towel rail, vinyl flooring.

### OUTSIDE

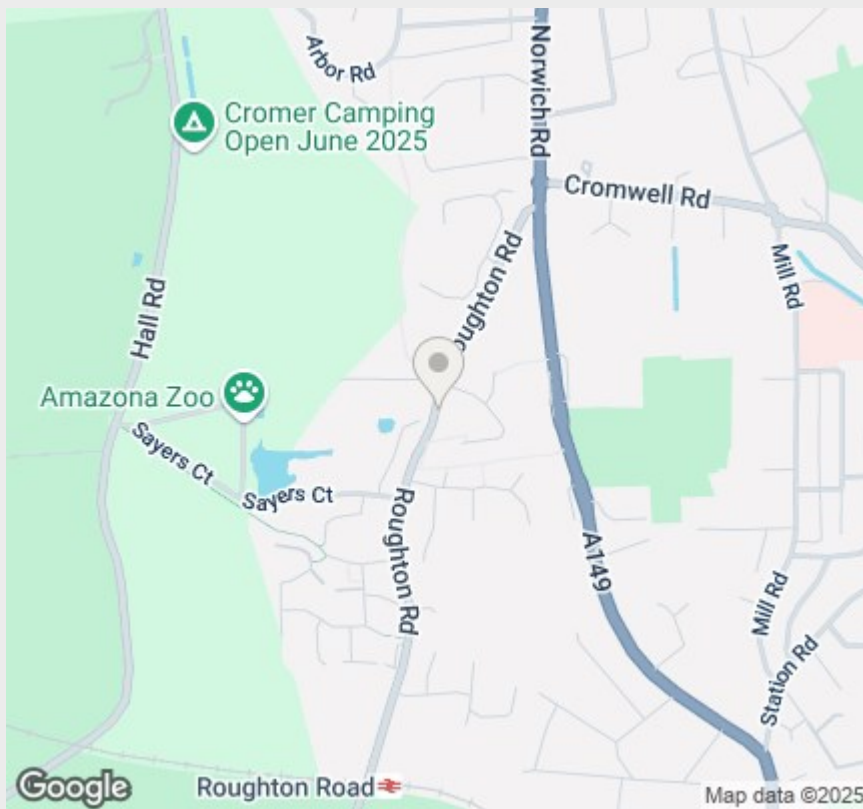
There is a front garden with mature shrubs and hedging, paving to the front door and private side access leading to the garage. A lovely westerly facing walled rear garden, mature flowerbed and shrub borders, private patio seating area, rear access gate leading to DOUBLE GARAGE with up and over style doors and the left-hand door being electric. power and light and personal door into the garden. In front of the garage there are a further two parking spaces.

### AGENTS NOTE

The property is freehold with all mains services connected to include gas, electricity, water and mains drainage. This has a council tax rating band E. The property has Freesat TV dish system and has a continuously running MEV ventilation system in the utility, kitchen, cloakroom, bathroom and ensuite rooms.







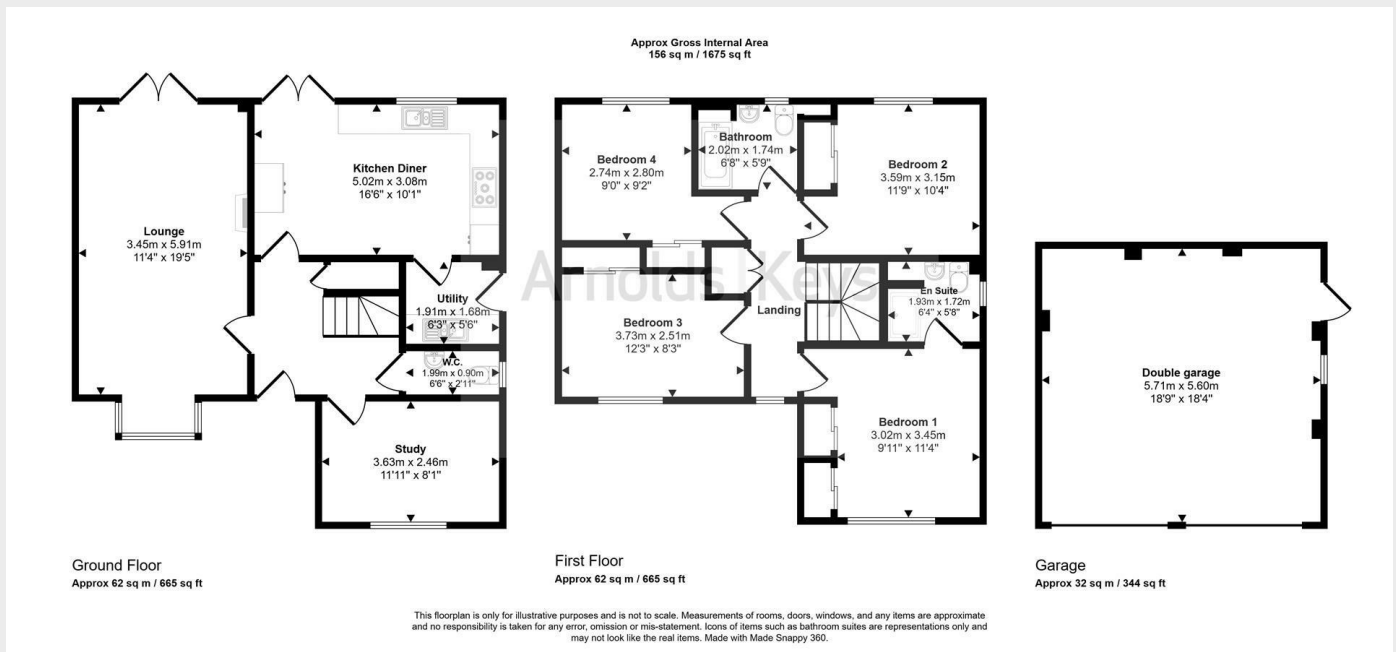
## Viewings

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) <b>A</b>                          |                            | <b>93</b> |
| (81-91) <b>B</b>                            | <b>84</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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