



**12 Cromwell Close, Cromer, NR27 0DE**

**Price Guide £387,000**

- Close to town centre
- Three bedrooms
- Lounge
- Summer house
- Attached garage
- No onward chain
- Kitchen/diner
- Low maintenance garden
- Off-road parking
- Gas central heating



# 12 Cromwell Close, Cromer NR27 0DE

A lovely detached three bedroom bungalow and one of the standout features, is the prime location. Just a short walk into the vibrant town centre, beautiful beach and promenade and close to bus and rail links, perfect for leisurely walks and seaside activities. The area is also well-served by local amenities, including schools, a hospital, and a doctor's surgery, making it an ideal choice for families and individuals alike.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking for a permanent residence or a holiday retreat, this bungalow offers a wonderful blend of comfort, convenience, and coastal charm. Do not miss the chance to view this lovely home in Cromer.



Council Tax Band: D





### **HALLWAY**

UPVC small pane door, radiator, two ceiling lights, doors to all rooms. Doors to cloakroom and coats cupboard.

### **CLOAKROOM**

UPVC window to the front, vanity wash hand basin and low level WC.

### **LOUNGE**

Large UPVC double glazed window to the front, radiator, feature fireplace with open fire (currently unused). Carpet, two wall lights and central light.

### **KITCHEN/DINER**

Double glazed window to the rear. Range of cabinets and matching wall cupboards and glass display unit. Provision for washing machine, dishwasher, cooker and under counter fridge. Inset one and half bowl stainless steel sink with mixer tap. Door to storage cupboard and boiler, radiator and half glazed door to:

### **REAR PORCH**

Windows to the sides and door to rear garden.

### **BEDROOM ONE**

Double glazed window to the side, carpet, radiator, ceiling light and built in wardrobes.

### **BEDROOM TWO**

Double glazed window to the side and high level window to the front, carpet, radiator and ceiling light. Range of fitted bedroom furniture.

### **BEDROOM THREE**

Double glazed window to the rear aspect, carpet, radiator, ceiling light and built in wardrobe.

### **SHOWER ROOM**

Double glazed window to the rear aspect. Low level WC, walk in shower cubicle. Vanity wash basin. Ceiling light and radiator.

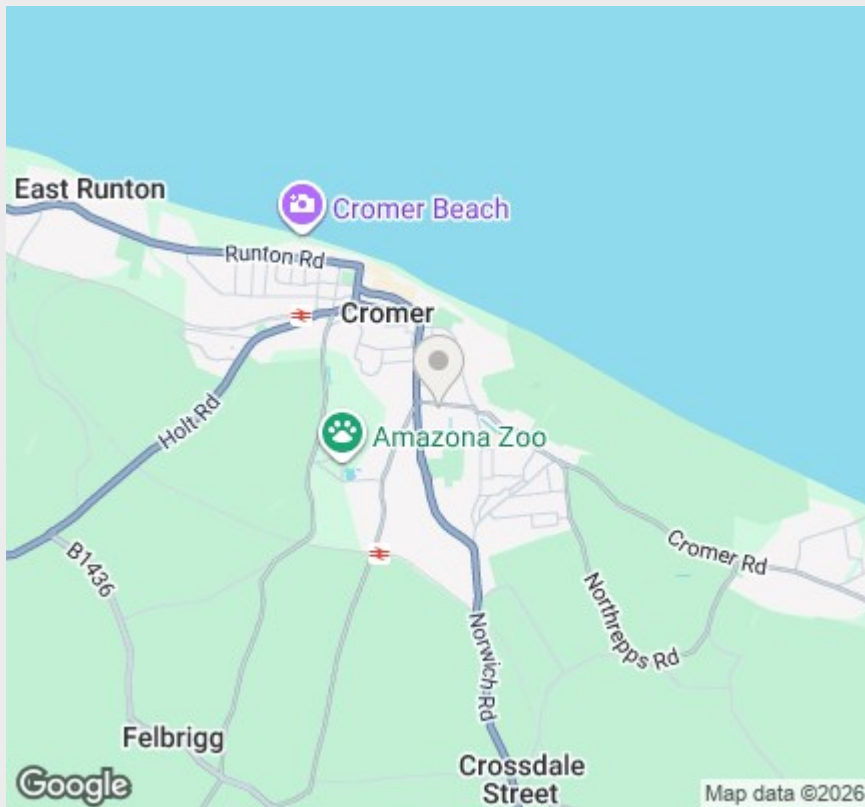
### **OUTSIDE**

The bungalow is at the beginning of a cul-de-sac. There is a low maintenance shingled garden to the front enclosed by a low retaining wall. Driveway with parking leading to the ATTACHED GARAGE, with electric roller door, power, light and personal door to rear garden, the garage has access to the loft space which is boarded for storage. To the side of the garage is an arched gateway with wrought iron gate leading to the rear aspect with garden shed, outside water tap, light and south facing low maintenance garden with summer house and many mature plants and shrubs.

### **AGENTS NOTE**

This is a Freehold property, has all mains services connected, gas, water, drainage and electricity. It has a Council Tax band of D.





## Viewings

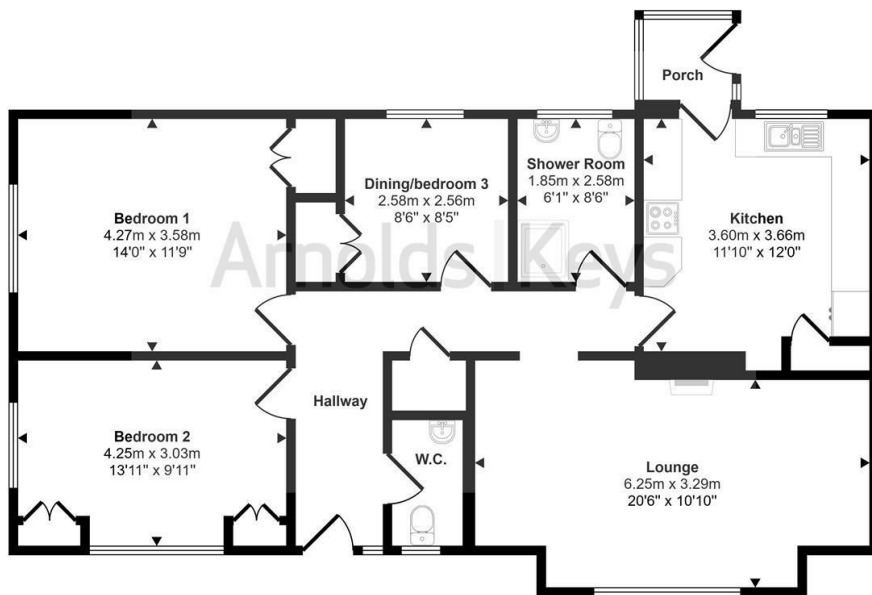
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>65</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 2002/91/EC	

Approx Gross Internal Area  
96 sq m / 1033 sq ft



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.

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.

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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