



247 Roughton Road, Cromer, NR27 9LQ

Price Guide £395,000

- Detached bungalow
- Lounge
- Fitted kitchen
- Immaculately presented
- Garage
- Three bedrooms
- Dining room
- Gas central heating
- Ample parking
- Enclosed rear garden

247 Roughton Road, Cromer NR27 9LQ

We are delighted to bring to the market this beautifully presented detached bungalow located on the edge of Cromer and within walking distance of the train station and bus stops.

The property offers three bedrooms, a modern kitchen and shower room with separate WC, double glazed windows and doors, gas fired central heating and garage. Ample parking to the front and enclosed south facing rear garden.



Council Tax Band: D



ENTRANCE PORCH

Dual entrance porch with UPVC double glazed door to the front and rear leading into the garden. Radiator, carpet, ceiling light, door to:

HALLWAY

Doors to all rooms, radiator, carpet, double sliding doors to cloaks cupboard, further door to shelved airing cupboard, two ceiling lights. Access to roof space.

LOUNGE

Two UPVC double glazed windows to the front aspect and side, radiator, three wall lights, stone fireplace with open fire (currently unused), stone side TV plinth, carpet, ceiling light, double folding doors opening to:

DINING ROOM

UPVC double glazed window to the front aspect, radiator, ceiling light, half glazed door to:

KITCHEN

Modern kitchen with a range of cream base and drawer units. Granite transformation worktops, inset electric hob with extractor hood and light above. Built in eye level oven, single bowl sink with mixer tap. Matching wall mounted cupboards, white brick tiled splashbacks. Utility area with under counter washing machine and tumble dryer with work surface and matching cupboard. Provision for separate fridge, freezer and dishwasher. LED spot lighting, vinyl flooring, door to hallway.

BEDROOM ONE

Large bright room with UPVC double glazed window to the rear aspect over looking the garden, radiator, carpet and ceiling light.

BEDROOM TWO

UPVC double glazed window to the rear aspect, radiator, carpet, built in wardrobe with sliding doors and storage cupboard. Ceiling light.

BEDROOM THREE

UPVC double glazed window to the side aspect. Carpet, radiator, ceiling light, sliding door to built in wardrobe.

SHOWER ROOM

UPVC double glazed window to the side. Vanity wash hand basin with storage cupboard, low level WC, corner shower cubicle with glazed screen. Tiled floor, wall mounted heated towel rail.

SEPARATE WC

UPVC double glazed window to the side. low level WC, tiled splashbacks, wall mounted wash basin, radiator. Ceiling light.

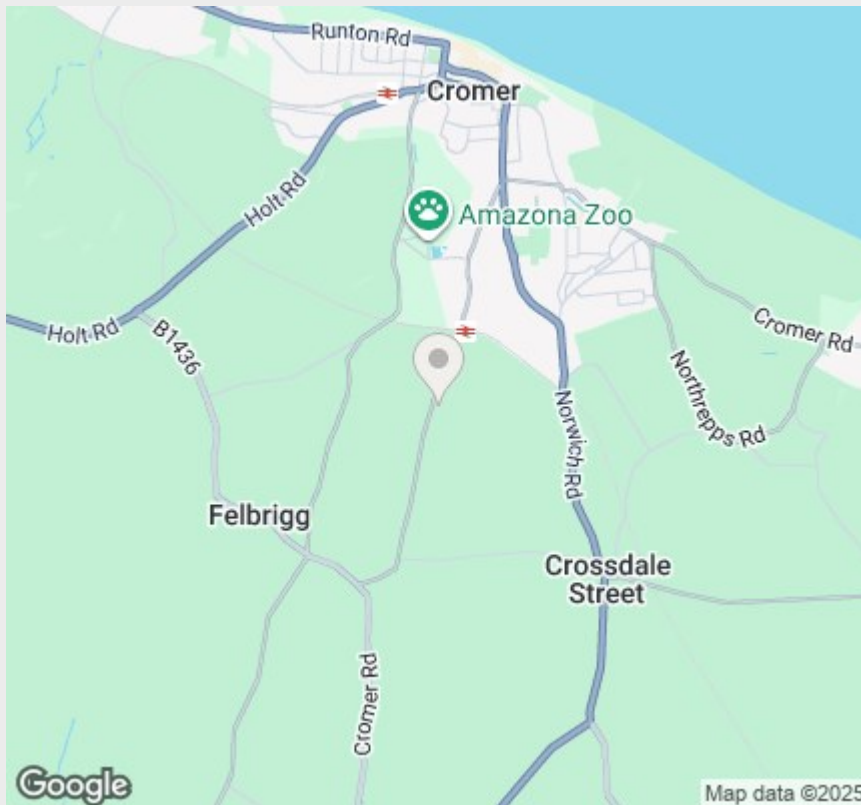
OUTSIDE

The bungalow sits back from the road with a large gravelled area for parking, small lawn area and flower bed border with mature shrubs. Driveway with parking for two cars leading to the ATTACHED SINGLE GARAGE with electric roller door, window and door to the rear, power and light. The rear garden faces south and has a large summer house, garden shed and greenhouse, lawned area and mature flowerbed and shrub borders. There is access leading round both sides of the property.

AGENTS NOTE

This is a Freehold property and has a council band tax D. All mains services are connected, gas, electricity, water, mains drainage and sewerage.



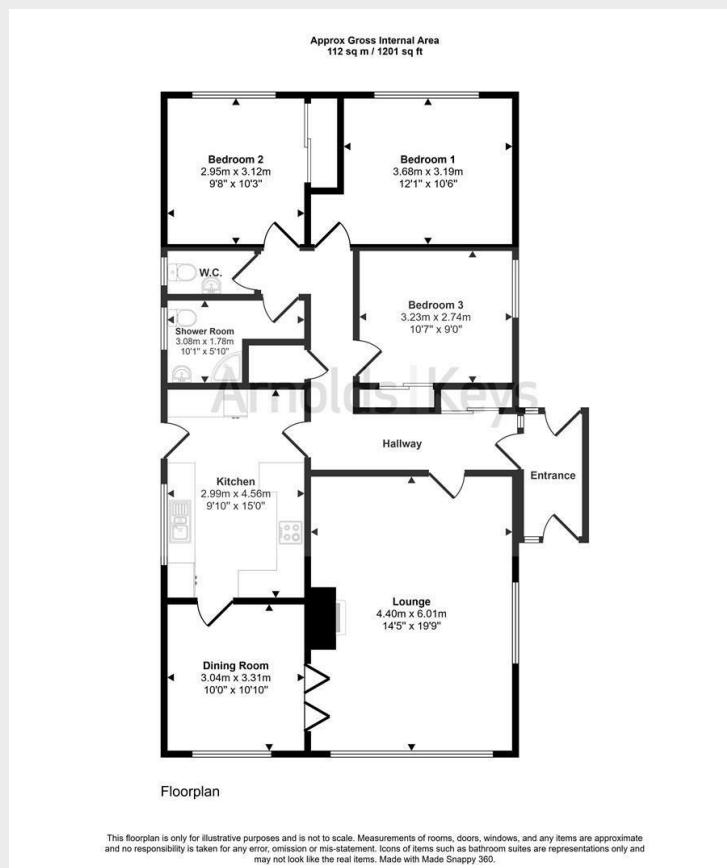


Viewings

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		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

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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