



**£475,000**  
**Guide Price**

**3 Bedrooms**  
**1 Reception Rooms**  
**1 Bathrooms**

**Burnt Hills, Cromer, Norfolk**



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR  
**01603 432000**

Located within walking distance of the heart of Cromer, a bustling seaside town this stunning three bedroom detached bungalow has been refurbished throughout to a high level of specification and the flexible accommodation will suit numerous purchasers.

#### FRONT ENTRANCE PORCH

With ample space for storage, coats and shoes, Door two:-

#### ENTRANCE HALL

A well proportioned space with a large bank of floor to ceiling wardrobe cupboards on one side with ample room for further storage opposite.

#### MAIN BEDROOM

An impressive double bedroom with view to the front with fitted wardrobe cupboards

#### ENSUITE

Comprising large walk in shower, WC and wash basin, all with complimenting shower boards.

#### MAIN LIVING SPACE

This open plan living space cleverly integrates the kitchen dining room and sitting room areas the flooring in high-quality LVT assisting these spaces to flow together.

There is a focal point wood burner, with hearth and surround in a contemporary style.

The kitchen area an impressive selection of Kashmir units which appear to change colour in different lights. There is a central island unit with induction hob and high power extractor above, with storage on both sides in the same continued high gloss Kashmir finish. There are dual electric ovens with integral dishwasher, the kitchen having a recessed resin sink from which the gardens to the rear can be enjoyed. There is space for a 6 seater table enjoying views overlooking the rear gardens also with french doors giving access. Within this space and throughout the bungalow, the property benefits from "Smart lighting and heating" which integrates with either Google home, Alexa and and Siri.

#### UTILITY ROOM

With plumbing for automatic washing machine and space for tall fridge freezer.

INNER HALL with doors to:-



## BEDROOM

A good size double bedroom with view to the front with fitted wardrobe cupboards.

## BATHROOM

With a wet room finish, contemporary suite comprising WC, wash basin and shower with high gloss porcelain wall tiles with featured mosaic tiling.

## BEDROOM

A small double bedroom with fitted wardrobe cupboards and door giving access to the rear gardens. A clever day bed drops down from the wall giving this room multiple purposes and could feature as a further sitting room, snug or study.

## OUTSIDE

The property sits centrally to its plot, which reaches some 0.14 acres in total, the main lawn area adjacent to the living space having decked area and further patio and seating zones the gardens enclosed by timber fencing with raised borders and beds. There is a cabin within the garden with a wood burner this space currently used for relaxing and having french doors into the gardens. The unit wired for light and power with additional insulation.

Adjacent to which is an exterior utility/kitchen with space for a gas barbecue, undercover, further storage for white goods and preparation.

Leading to the rear garden with raised deck with hot tub and adjacent air source heat pump connected through to the photovoltaic panels which are located on both the front and rear elevation of the roof. There are further lawns and raised beds with fruit trees. A brick built garage offers further parking and storage with up and over door and being wired for light and power.

The front driveway, offering parking for several vehicles with low brick wall and low maintenance finish.

## AGENTS NOTE

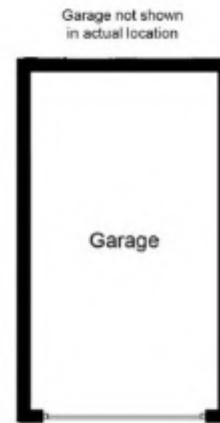
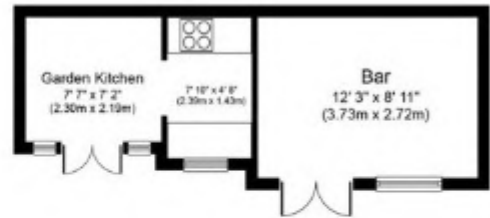
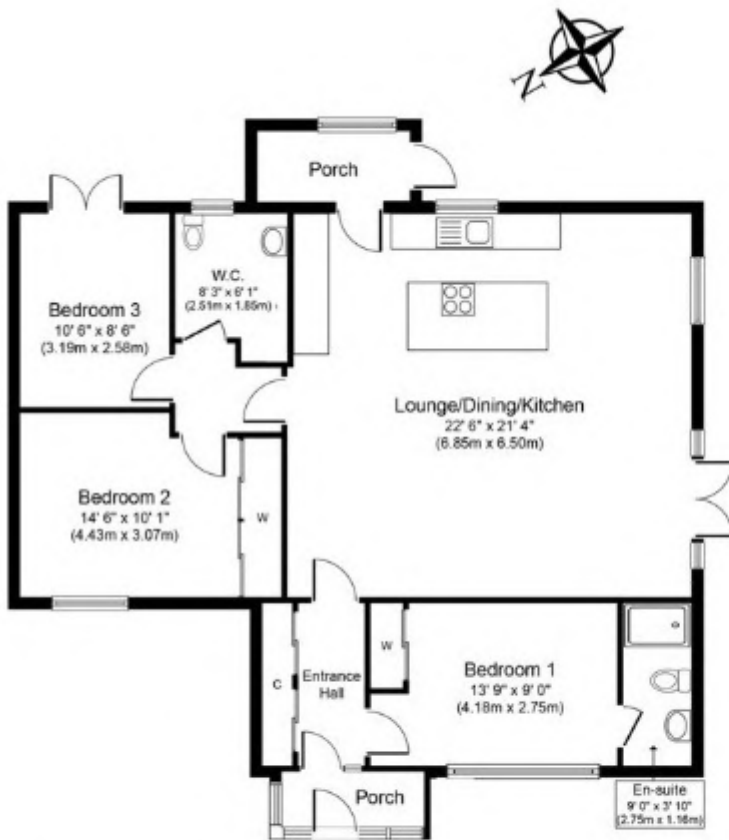
The property has a combination boiler concealed in the loft and details relating to the feed in tariff and photovoltaic panels and battery storage bank is available upon request.

EPC Rating:B

Council Tax:  
Band C

Tenure: Freehold





**Approximate Floor Area**  
**1,086 sq. ft.**  
**(119.9 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	91
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.