



**Burnt Hills, Cromer NR27 9LW**



**welcome to**

**Burnt Hills, Cromer**

**NO ONWARD CHAIN!**

William H Brown are delighted to present this newly refurbished, Detached 3 Bedroom Bungalow, set down Burnt Hills in the town of Cromer. Be quick to register your interest!



**This detached three bedroom bungalow has benefited from a full refurbishment including new kitchen, new shower room suite, new fibre roof on the garage, full décor just to name a few improvements. Burnt hills is a quiet cul de sac location set not too far from Roughton Road train station and the main town centre of Cromer offering a variety of local amenities, entertainment and beach.**

**The property briefly consists of three bedrooms, shower room, kitchen, Lounge diner, conservatory style porch, front & rear gardens and garage with off street parking.**

### Entrance Hall

Conservatory style porch, wooden floor, three storage cupboards

### Sitting Room

10' 11" max x 21' ( 3.33m max x 6.40m )  
Lounge diner space, feature wooden beam mantelpiece, wooden floors, two wall mounted radiators, dual aspect double glazed windows

### Kitchen

14' 9" x 7' 5" ( 4.50m x 2.26m )  
New kitchen, cream fronted doors with marble fleck work surfaces over top, gas hob, integrated grill, oven, fridge freezer and dishwasher as well as space for free standing white goods such as washing machine, wall mounted radiator, double glazed window

### Bedroom 1

12' 6" max x 11' ( 3.81m max x 3.35m )  
Fitted storage cupboard, double glazed door leading to the rear garden, wooden floor, wall mounted radiator

### Bedroom 2

11' 6" max from bay x 9' 1" ( 3.51m max from bay x 2.77m )  
Fitted storage cupboard, double glazed window, wall mounted radiator, carpet

### Bedroom 3

8' 10" x 7' 5" ( 2.69m x 2.26m )  
Double glazed window, wall mounted radiator, carpet

### Bathroom

7' x 5' 7" ( 2.13m x 1.70m )  
New suite comprising of walk in shower, hand wash basin, WC, double glazed window, wall mounted radiator

### Outside

The front of the property is mostly laid lawn with flower beds and off street parking with garage. The garage has space for white goods, power and new fibre roof. The rear garden is a wraparound plot mainly turf with gravel, gated access to the side, access to garage. As well as a garage the property benefits from two outbuildings; one containing a WC.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Burnt Hills, Cromer

- NO ONWARD CHAIN
- Full refurbishment
- Detached bungalow
- Garage & Off Street Parking
- Council Tax Band C

Tenure: Freehold EPC Rating: D

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM107879 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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