

# Ridgeway, CROMER NR27 0HS



## welcome to

## Ridgeway, CROMER

William H Brown are delighted to offer this well-presented Three Bedroom Detached Bungalow set in the popular coastal town of Cromer, call us now to book your viewing!!













Cromer offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away so why not take advantage of Mary Janes or No.1 fish and chips, or perhaps an Ice Cream as you walk along Cromer pier and take in the coastal beauty and see why many people like to Call Cromer home!

This property briefly consists of entrance hall, open plan kitchen dining living, three bedrooms, family bathroom, front & rear gardens and off street parking

#### **Kitchen / Lounge**

22' 4" x 12' 11" into recess ( 6.81m x 3.94m into recess )

#### Kitchen

Fitted kitchen with range of emerald green wall and floor units and worktops over, Integrated oven and hob, fridge freezer, new dishwasher, sink drainer, radiator and wooden flooring.

Please Note: All white goods in the kitchen included in the sale.

#### Lounge Area

Feature fireplace, double doors into the garden, double glazed window to the front aspect, radiator and wooden flooring.

#### **Bedroom One**

12' 3" x 10' 10" ( 3.73m x 3.30m ) Double doors into garden, radiator and wooden flooring.

#### Landing

Cupboard and radiator

#### **Bedroom Two**

12' 1" x 9' 1" ( 3.68m x 2.77m ) Double glazed window to the front aspect, radiator and wooden flooring

#### **Bedroom Three**

8' 11" x 8' 6" ( 2.72m x 2.59m ) Double glazed window to the front aspect, cupboard, radiator and wooden flooring.

#### Bathroom

Suite comprising of walk in shower cubicle, wash hand basin and WC, double glazed window, radiator

#### Exterior

To the front of the property is access to the garage and side gates, to the rear is mainly laid to lawn with a patio, decking, new shed and boarder with flower beds.



his floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No tails are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or missitatement. A party must rely upon its own inspection(s). Proved by www.fcoalagent.com





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## **Ridgeway, CROMER**

- Detached Three Bedroom Bungalow
- Coastal Location of Cromer
- Open plan Kitchen Dining Living
- Landscaped Gardens
- Council Tax Band D

Tenure: Freehold EPC Rating: D

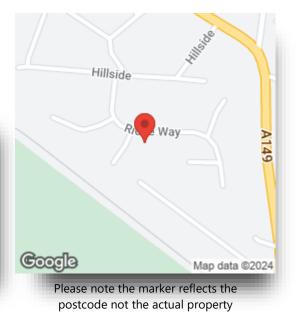
# £450,000





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Property Ref: CRM108390 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

#### 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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