



Hillside, Roughton Norwich NR11 8PB

welcome to

Hillside, Roughton Norwich

William H Brown are delighted to present this Quintessential Three Bedroom Semi Detached Cottage set in the peaceful village of Roughton. Call us to book your viewing!



The property briefly consists of an Entrance Hall, Lounge/Diner space, galley style Kitchen, Conservatory, 3 Bedrooms, Family Bathroom, front & rear gardens, off-street parking and Garage.

Cromer provides all of the amenities one could wish for, including the hospital, dentists, doctors' surgery, schools and supermarkets - not to mention the excellent transport links via bus, train or car but also from a leisure point of view. Having one of North Norfolk's most splendid coastlines and countryside right on your doorstep provides opportunity to live within a welcoming and vibrant local community and have plenty to see and do!

Entrance Hall

Door to the front aspect, cupboard and radiator

Lounge

11' x 11' (3.35m x 3.35m)

Window to the front aspect, fireplace with white decorative mantle, picture rail, radiator and carpeted flooring.

Dining Room

11' x 11' 10" (3.35m x 3.61m)

Windows to the front and side aspects, black mantle with fireplace, picture rail radiator and carpeted flooring.

Kitchen

10' 8" x 10' 8" (3.25m x 3.25m)

Fitted kitchen with range of blue wall and floor units and wooden work surfaces over, built in eye level oven, electric hob with cooker hood above, ceiling lights, sink drainer, tiled splashbacks, woodburner, double doors to outside, floor to ceiling radiator and wood effect flooring.

Utility Room

Door and windows to the side aspect, fitted wall and floor units with work surfaces over, spaces for white goods, sink drainer, cupboard with boiler and tiled flooring.

Bathroom

Suite comprising of walk in shower cubicle, wash hand basin, WC, heated towel rail, access to the loft, airing cupboard, tiled walls, window to the side aspect and tiled flooring.

Landing

Window to the front aspect

Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)

Window to the front aspect, black feature fireplace, radiator and carpeted flooring.

Bedroom Two

11' 10" x 11' 11" (3.61m x 3.63m)

Window to the front aspect, Orange feature fireplace, radiator and wooden flooring

Bedroom Three

10' 2" x 10' 10" (3.10m x 3.30m)

Window to the side aspect with countryside views, sloped ceiling and radiator.

Exterior

Driveway parking for 2 cars, fenced lawn to the side, garden shed, summerhouse, patio area, pathway, boarder with mature shrubs and pots. Patio area to the side of the property with gravel pathway.



This 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 details 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 misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Hillside, Roughton NORWICH

- Quintessential Three Bedroom Semi Detached Cottage
- Quiet Country Lane
- Stunning Walks Nearby
- Matured Garden
- New Kitchen & Bathroom

Tenure: Freehold EPC Rating: Awaited

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108493 - 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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