

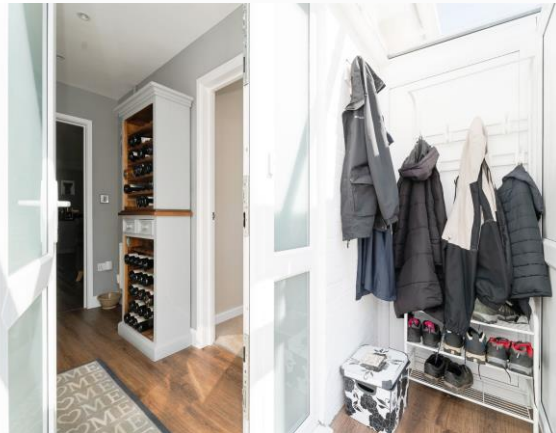


Burnt Hills, Cromer, NR27 9LW

welcome to

Burnt Hills, Cromer

Sitting on a corner plot in the town of Cromer is this 3 Bedroom Detached Bungalow with open plan Kitchen/Lounge, Utility, Shower Room & En-Suite to Main Bedroom. Outside offers a large driveway, single Garage, useful outside Cabin with power & lighting and beautifully landscaped rear garden.



Description

Located in the popular seaside town of Cromer, only a 4 minute (approx.) walk to Roughton Road Train Station, this magnificent three-bedroom detached bungalow has been meticulously renovated to an exceptional standard. Boasting versatile and spacious interiors with modern Smart home living, this property caters to numerous buyers.

Cromer itself 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 Jane's or No. 1 Fish & Chips, or perhaps an ice cream as you walk along the pier and take in the coastal beauty to see why many people like to call Cromer home!

Front Porch

A welcoming space with plenty of room for coats, shoes, and storage, led by a second door which takes you into the property.

Hall

Entrance hall has integrated storage with water softener and doorways leading to Bedroom One and the main living area.

Kitchen / Lounge

21' 3" x 22' 3" max (6.48m x 6.78m max)

This open-plan living space seamlessly combines the kitchen, dining and sitting spaces, with high-quality vinyl tile flooring enhancing the cohesion of the environment. A focal point is the modern wood burner set in a modern contemporary style. With ample space for a 6-seater dining table, positioned to enjoy views over the garden through the French doors.

The kitchen features a stunning selection of units, which subtly shift in hue under different lighting conditions. A central island with a 5-point induction hob and powerful extractor unit provided both functionality and style. Complementing the space are dual electric ovens, an integrated dishwasher & integrated fridge.

The bungalow benefits from a smart lighting and heating system, seamlessly integrated with voice-activated offering modern convenience and control.

Utility

4' x 8' 9" (1.22m x 2.67m)

Equipped with plumbing for a washing machine and ample room for a large fridge-freezer unit & additional storage space.

Bedroom One

13' 8" x 9' (4.17m x 2.74m)

A spacious double bedroom with a front-facing view, complimented by integrated fitted wardrobes and a stylish en-suite comprising of a large walk-in Shower, toilet and wash basin.

Bedroom Two

10' x 12' 7" max (3.05m x 3.84m max)

A second generously proportioned double bedroom with front-facing aspect and integrated wardrobe space.

Bedroom Three

10' 5" x 8' 5" (3.17m x 2.57m)

A versatile double bedroom with integrated wardrobe space and a rear access garden door which lends the space to also suit a snug or office space.

Shower Room

A modern wet room styled bathroom showcasing a contemporary suite that includes a toilet, wash basin, and walk-in shower. The walls are adorned with high specification gloss tiling creating a sleek and sophisticated ambiance.

Front Garden

A large low maintenance gravelled driveway providing an abundance of space for multiple vehicles or larger motorhomes. Dropped curb access which also leads towards the detached single garage.

Rear Garden

Set within a generous plot, the rear garden has been beautifully landscaped. The main lawn area adjacent to the living space features a decked terrace, complemented by additional patio and garden seating which captured the south - easterly aspect perfectly.

Adjoined you'll find a raised decking area with a hot tub, perfect for relaxing or hosting guests. Besides the decking you'll find additional garden space with lawns, raised beds and fruit trees with an access point to the brick built garage with power and lighting.

Set in the rear garden you'll find a detached cabin equipped with double French doors into the garden, currently configured as a retreat with power, lighting and a mini bar. Adjacent is an outdoor utility and kitchen space which includes room for a large gas barbecue, hob and room for white goods.

On both the front and rear roof elevations you'll find fitted solar panels which feed into a battery, helping make the property more energy efficient.



view this property online [williamhbrown.co.uk/Property/CRM108927](https://www.williamhbrown.co.uk/Property/CRM108927)



welcome to

Burnt Hills, Cromer

- Detached 3 Bedroom Bungalow
- Open Plan Kitchen/Lounge
- Off-Road Parking & Landscaped Garden
- Renovated & Immaculately Finished Throughout
- Seaside Town Location

Tenure: Freehold EPC Rating: B
Council Tax Band: C



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

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CRM108927](https://www.williamhbrown.co.uk/Property/CRM108927)



Property Ref:
CRM108927 - 0004

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.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)