









# welcome to

# **Mayfield Drive, Cromer**

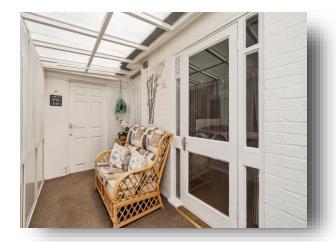
A charming Detached bungalow with 2 double bedrooms, garage, well kept gardens, central heating, double glazing, shower room and NO CHAIN.













Set in a highly sought after location within the coastal town of Cromer is this detached bungalow occupying a corner plot with well maintained and easy maintenance gardens to three sides, garage and driveway, two double bedrooms, conservatory and storm porch, generous lounge, fitted Kitchen and shower room with easy access shower, gas central heating and Upvc double glazing. All of this and no onward chain.

#### **Entrance Porch**

Doors to the Conservatory and Hallway with Upvc double glazed windows to side.

## Hallway

With access to all rooms, radiator, hatch to loft space, built-in airing cupboard with radiator and slatted shelving, further built-in cupboard with electric meters and consumer unit.

## Lounge

14' 8" x 15' 1" ( 4.47m x 4.60m )

With Upvc double glazed picture window to front, two radiators, wall mounted central heating thermostat. fitted fire surround.

#### Kitchen

10' 4" x 7' 1" ( 3.15m x 2.16m )

Fitted with a comprehensive range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset one and a half bowl stainless steel sink and mixer tap, plumbing and space for domestic appliance, space and point for electric cooker, further space for upright appliance, wall mounted gas fired combination boiler, Upvc double glszed window to front, tiled splash backs.

## Conservatory

13' 11" x 5' 7" ( 4.24m x 1.70m )

With Upvc double glazed windows under a polycarbonate roof, door to rear garden and porch, further personal door to the Garage.

#### **Bedroom One**

16' 1" x 9' 2" ( 4.90m x 2.79m )

With radiator, Upvc double glazed window to rear, glazed door to the Conservatory.

#### **Bedroom Two**

12' 2" x 9' 3" ( 3.71m x 2.82m )

With Upvc double glazed french doors to rear garden, radiator.

#### **Shower Room**

7' 5" x 5' 5" ( 2.26m x 1.65m )

Suite comprising of a close couped dual flush wc, pedestal wash hand basin, tiled shower area with thermostatic shower fitted, two opaque Upvc double glazed windows, heated towel radiator, extractor fan.

#### **Front Garden**

Laid to lawn with established flower and shrub borders, path to front door, driveway with parking leading to garage, mature trees.

### Garage

15' 9" x 8' (4.80m x 2.44m)

With electric up and over door to front, power and light.

#### Rear Garden

Being enclosed by concrete post and close boarded fencing with shingled area and pergola, mature and well tended shrubs and trees, outside tap and gated side access.



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.fooradignent.com





## welcome to

## **Mayfield Drive, Cromer**

- Detached Two Bedroom Bungalow
- Cul De Sac Location
- Corner Plot with Gardens to three sides
- Garage
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£325,000









view this property online williamhbrown.co.uk/Property/CRM108854



Property Ref: CRM108854 - 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.





01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9H7



williamhbrown.co.uk

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.