



Burnt Hills, Cromer NR27 9LW

welcome to

Burnt Hills, Cromer

Set in this highly sought after cul de sac towards the outskirts of the coastal town of Cromer, close to rail links to the cathedral city of Norwich is this Garage linked three bedroom bungalow with generous 'L' shaped lounge, conservatory, bloc paved driveway, enclosed garden and no onward chain.



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Hallway

Door to the side aspect, built in cupboard with hanging space and further cupboard above, access to all rooms and to loft space and radiator.

Kitchen

13' 9" x 9' 4" (4.19m x 2.84m)

Fitted kitchen with a comprehensive range of wall and base units and roll edge work surface over, inset sink drainer with mixer tap, tiled splashbacks, built in electric oven and hob with cooker hood above, plumbing for washing machine, further space for appliances, airing cupboard with tank and wall mounted gas boiler, uPVC double glazed window to the side aspect and glazed door to outside.

Lounge / Diner

20' 11" Max x 17' 10" Max (6.38m Max x 5.44m Max)

Fireplace with tiled hearth and electric fire, 2 radiators, glazed panel and door through to hallway and further glazed door through to kitchen.

Lobby

Personal door to the garage,

Conservatory

17' 8" x 6' 2" (5.38m x 1.88m)

Brick base, uPVC windows with polycarbonate roof, french doors leading to the rear garden.

Bedroom One

12' 6" x 10' (3.81m x 3.05m)

uPVC double glazed bay window to the front aspect, radiator and cupboard.

Bedroom Two

10' 6" x 8' 5" (3.20m x 2.57m)

uPVC double glazed window to the front aspect and radiator.

Bedroom Three

11' 8" x 9' 8" (3.56m x 2.95m)

Built in mirror fronted wardrobe with hanging space and shelving, radiator, door to the lobby, access to the conservatory and patio doors to the rear garden

Bathroom

7' 5" x 6' 1" (2.26m x 1.85m)

Suite comprising glazed shower enclosure with thermostatic dual head rainforest shower, wash hand basin and WC, fully tiled walls, radiator and uPVC double glazed window the side aspect,

Exterior

The rear garden is fenced in and mainly laid to lawn, block paved paths and patio, mature shrub borders and timber garden shed, gate access to the side.

Garage

19' 11" x 8' 7" (6.07m x 2.62m)

Power, wall mounted electric points, gas meters, up and over door to the front.



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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Burnt Hills, Cromer

- Three Bedroom Bungalow
- Sought after Cul de Sac location
- Garage and off road parking
- Enclosed rear garden, conservatory
- No onward chain

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108851 - 0004

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