



Vaughan Close, Cromer NR27 0FE

welcome to

Vaughan Close, Cromer

A stunning modern family home with three double bedrooms, landscaped gardens and beautifully presented accommodation throughout set in a sought after cul de sac position.



Located in a modern development towards the outskirts of the coastal town of Cromer built by the renowned Developer, Norfolk Homes, in a secluded cul de sac is this stunning modern home presented for sale in exceptional condition with many extra features including landscaped enclosed gardens, fitted kitchen with integrated appliances, three double bedrooms served by a well appointed family bathroom and the master bedroom enjoying an ensuite shower room, garage with power and light, triple glazing and gas fired central heating. Viewings are essential to appreciate the position and accommodation on offer.

Entrance

Composite front door with glazed side panel leading to the entrance hall.

Entrance Hall

Balustraded staircase returning on itself to the first floor, understairs storage cupboard with underfloor heating manifold and lights and hanging space pale oak luxury vinyl tiled flooring and wall mounted central heating programmer.

Cloakroom

Suite comprising hand wash basin and WC, matchboard panelling to the dado rail, ceramic tiled floor, opaque upvc triple glazed window to the side aspect, inset spotlights and wall mounted consumer unit.

Kitchen/Dining Room

Kitchen Area

16' 8" Max x 10' 3" (5.08m Max x 3.12m)

Fitted with a range of shaker style base and wall mounted units, roll edge work surfaces with inset one and a half bowl sink drainer with mixer tap, tiled splashbacks, eye level double oven with matching gas hob, splashback and extractor above, integrated dishwasher, pantry style cupboard, ceramic tiled floor, inset spotlights and square opening to the dining area.

Dining Area

11' 6" x 8' 5" (3.51m x 2.57m)

Upvc double glazed doors leading to the rear garden with integrated blinds, further doors leading to the Lounge, ceramic tiled flooring,

Utility Room

6' x 5' 5" (1.83m x 1.65m)

Fitted with base and wall mounted units with roll edge work surfaces, inset single drainer sink with mixer tap, tiled splashbacks, plumbing and space for domestic appliance, further undercounter appliance space, ceramic tiled flooring, extractor fan, inset spotlights, double glazed composite door to the outside.

Lounge

18' 3" x 11' 4" (5.56m x 3.45m)

Tripled glazed bay window to the front aspect with plantation shutters, luxury vinyl tiled flooring, feature fireplace with electric fire fitted,

Landing

Triple glazed window to the front aspect, access to the loft, radiator, central heating programmer, airing cupboard with pressurised hot water cylinder and slatted shelving.

Bedroom One

13' 1" Max into bay x 11' 3" (3.99m Max into bay x 3.43m)

Triple glazed bay window to the front aspect with plantation shutter, radiator, built in mirror fronted wardrobe cupboard with hanging space and shelving, tv point, door to en suite.

En-Suite

8' 5" x 4' 1" (2.57m x 1.24m)

Suite comprising walk in tiled shower enclosure with glazed door, thermostatic shower fitted, vanity unit with WC and wash hand basin with mixer tap, cupboard storage, shaver point, tiled splashbacks, opaque triple glazed window to the side aspect, heated towel radiator, spotlights and extractor fan.

Bedroom 2

10' 7" x 10' 2" (3.23m x 3.10m)

Triple glazed window to the rear aspect, radiator, mirror fronted wardrobe cupboard with hanging space and shelving,

Bedroom 3

9' 3" Max excluding door recess x 9' 3" Max (2.82m Max excluding door recess x 2.82m Max)

Build in wardrobe with mirrored doors, hanging space and shelving, radiator, tv point, triple glazed window overlooking rear garden,

Bathroom

7' 3" x 6' 8" (2.21m x 2.03m)

Triple glazed opaque window to the side aspect, suite comprising panelled bath with full height tiled splashbacks, glazed shower screen, thermostatic mixer tap and shower attachment, vanity unit with WC and hand wash basin with cupboard storage, shelving to the recess, further tiled splashbacks, heated towel radiator, inset spotlights and shaver point,

Exterior

Front of the property landscaped with block paving, further block paving with space for 2 cars, mature shrubs. Detached garage is 20' x 10' with up and over door to the front, power and lights, eaves storage, shelving and workbench.

Fully enclosed rear garden with close board fencing, landscaped with railway sleeper raised borders, mature shrubs, Indian stone paved patio, lawned area, further seating space, outside lighting and tap, gated access and personal door to the garage.



view this property online williamhbrown.co.uk/Property/CRM109112



welcome to

Vaughan Close, Cromer

- Beautifully appointed modern home with balance of NHBC
- Three Double Bedrooms, Master with ensuite
- Exceptional condition throughout
- Landscaped enclosed garden, garage
- cul de sac location, viewing essential

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£475,000



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.focusagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM109112



Property Ref:
CRM109112 - 0007

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