



**Sandy Lane, Cromer NR27 9JT**



**welcome to**

**Sandy Lane, Cromer**

A contemporary end terrace two storey three bedroom home situated in the coastal town of Cromer with two bathrooms, open plan reception, garage and gardens.



**A contemporary end terrace two storey home situated in the coastal town of Cromer. The property has a modern open plan layout to the ground floor with vaulted ceiling and glass balustrade staircase rising to the first floor, central heating, enclosed garden, double glazing, two modern bathrooms, fitted kitchen with appliances, three double bedrooms, garage and no chain. Viewings are essential to appreciate the versatile and well appointed accommodation on offer.**

### Entrance Porch

Upvc double glazed window and door to the front, glazed door leading to the lounge.

### Lounge /Dining Room

Open plan with partly vaulted ceiling, upvc double glazed windows to the front aspect, radiator, glass panelled return staircase leading to first floor, feature wood burner with double flue, television points, understairs cupboard,

Dining area with contemporary radiator, central heating boiler, inset spotlights, square arch to the kitchen.

### Kitchen

Fitted with range of shaker style base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset one and a half bowl stainless steel sink with mixer tap, integrated slimline dishwasher, plumbing and space for further domestic appliance, built in eye level oven and combination microwave, induction hob with cooker hood above, space for upright appliance, heated towel radiator, upvc double glazed window to the rear aspect, tiled splashbacks, cupboard housing gas fired central heating boiler, upvc double glazed stable door leading to the rear garden.

### Shower Room

Glazed walk in shower enclosure with thermostatic shower fitted, tiled splashbacks, extractor fan, inset spotlights, vanity unit with cupboards, pedestal hand wash basin and WC opaque upvc double glazed window to the side aspect, chrome heated towel radiator.

### Bedroom Three

Upvc double glazed window to the rear aspect, radiator, wall mounted consumer unit, built in louvre fronted storage cupboard with hanging space and shelving, matching cupboard above.

### Landing

Access to all rooms,

### Master Bedroom

Double glazed velux window with integrated blackout blind, hatch to loft space, inset spotlights and radiator. (restricted headroom)

### Bedroom Two

Double glazed velux window with integrated blackout blind, radiator, access to eaves storage and inset spotlights, tv point.

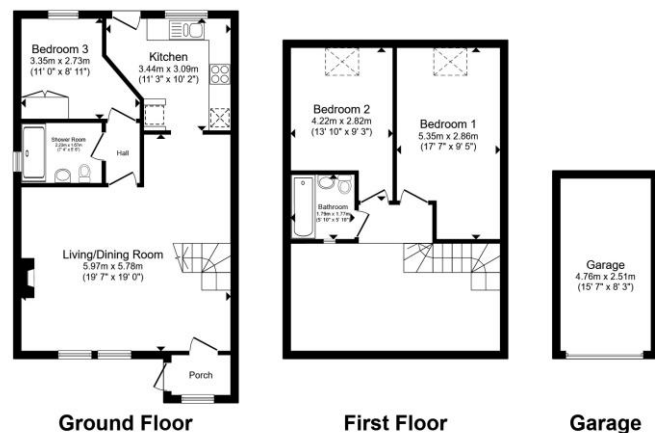
### Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, glazed shower screen, full height splashbacks, extractor fan, inset spotlights, vanity unit with cupboard storage, concealed cistern WC, inset hand wash basin, shaver point, chrome heated towel radiator, window overlooking vaulted lounge.

### Exterior

Front garden has shingled area, paved path leading to front door, dwarf walling and mature shrubs,

Enclosed rear garden with walls, paved patio, gated side access, lawned area, wood store. Garage en bloc is accessed by shared driveway which passes alongside the property.



Total floor area 115.2 m<sup>2</sup> (1,240 sq. ft.) approx.  
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.propertybox.io](http://www.propertybox.io)

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## **Sandy Lane, Cromer**

- A contemporary end terraced home
- Three Double Bedrooms
- Two Bathrooms
- Open Plan Living Space with Vaulted Ceiling
- Garage & Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM109104 - 0002

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