



Broadwood Close, Trimingham Norwich NR11 8EE

welcome to

Broadwood Close, Trimingham Norwich

William H Brown are DELIGHTED to offer this well-presented, two Bedroom Detached Bungalow set in the peaceful village of Trimingham, on a substantial corner plot & offers flexible internal accommodation. Register your interest now!!



Don't miss out on this beautifully landscaped, Detached Bungalow which is set on a substantial corner plot, the property consists of Entrance Hall, Lounge, Kitchen/Dining Room, Two Bedrooms (Main with En-suite) Office & Shower Room. Outside offers front & rear gardens, carport and driveway.

The property is located in Trimmingham, which is a small village situated on the beautiful North Norfolk Coast, approximately 4.5 miles from Cromer town centre. Cromer offers amenities to include Train Station, Doctor's Surgery, minor injuries Hospital, lots of shops and local supermarkets. Trimmingham itself has a bus service running to nearby towns and villages with the village of Overstrand close by, boasting both countryside and coastal walks and a good range of facilities including Convenience Store, Post Office, Primary School and Village Hall.

Entrance Hall

Accessed from the carport, the front door of the property leads into a Boot Room/Utility space, perfect for shoes & coats. Door to Lounge.

Lounge

15' 11" x 12' 9" (4.85m x 3.89m)

Dual aspect double glazed windows with views to the front and side, brick built fireplace & carpeted flooring. Door to Lobby.

Lobby

Accessed from Lounge with doors leading off to Bedroom 1, Office & Shower Room.

Bedroom One

12' 8" x 9' 10" (3.86m x 3.00m)

French doors leading to the garden, wall mounted radiator & carpeted flooring. Door to En-Suite.

En-Suite

Suite comprising shower cubicle, wash basin & WC. Frosted double glazed window, vinyl flooring & wall mounted radiator.

Office

Leading on from the Lobby with wall mounted radiator & door leading to Kitchen/Dining Room.

Kitchen / Dining Room

23' 5" x 8' 4" (7.14m x 2.54m)

Leading off from the Office with fitted white cupboards, wooden work surfaces over top and tiled splash back, space for white goods and American style fridge/freezer, double glazed window with side aspect, French doors leading to the garden, wall mounted radiator, additional electric heater & door to Bedroom 2.

Bedroom Two

12' 8" x 9' 10" (3.86m x 3.00m)

Double glazed window with side aspect, wall mounted radiator & carpeted flooring.

Shower Room

Modern suite comprising double shower cubicle, wash basin & WC. Frosted double glazed window, wall mounted radiator and tiled walls & flooring.

Outside

The front of the property is beautifully presented with laid lawn, few mature shrubs and flower beds. Ample parking if offered via carport and driveway.

The rear of the property has been landscaped beautifully and been kept in a pristine condition. The garden is enclosed by plastic panelled fencing and you'll find a summer house and two storage sheds within the garden as well as a fish pond and double gates allowing access from the main road.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Broadwood Close, Trimingham Norwich

- Detached Bungalow
- 2 Bedrooms - Main with En-Suite
- Kitchen/Dining Room, Lounge & Office
- Beautifully Landscaped Gardens
- Council Tax Band B

Tenure: Freehold EPC Rating: E

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108189 - 0005

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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.



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