



Southerley, Roughton

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Independent Estate Agents

Pointens





Southerly, Chapel Road, Roughton

Norfolk NR11 8AF

North Norfolk Heritage Coast 3 miles,

Norwich 20 miles

Spacious detached chalet situated on a good size plot of about a third of an acre [STS]. Now in need of some updating the property is within walking distance of the extensive village amenities. The property is being sold with no onward chain.

GUIDE PRICE £380,000



Property

The property offered for sale is a detached chalet style home, situated on grounds of around a third of an acre. In need of updating, the property presently has accommodation that comprises of a garden room, sitting room, dining room, kitchen, bedroom, office and utility room. A first floor landing leads to two further bedrooms and a bathroom. The property also enjoys replacement uPVC windows and doors throughout, and oil fired central heating. Outside a driveway leads to the side of the property where there is a brick and tile double garage. The grounds wrap around the property on all four sides, and are mainly laid to lawn. The property is being sold with no onward chain.

The Location

The village of Roughton is located on the A140 Cromer to Norwich Road, approximately 4 miles south of the resort town on Cromer and the North Norfolk coastline. The village has good amenities to include a primary school, a mini-market, post office, public house, a petrol filling station and bus services to Norwich and Cromer, a popular seaside town on the coast offering an excellent range of local amenities. The county city of Norwich is around 15 miles distant. The city has a fast rail link to London Liverpool Street and Norwich airport has direct access to most international destinations via Amsterdam (Schipol).

Directions

Leave Cromer on the Norwich road, upon exiting the town turn right, signposted Norwich, and continue to the village of Roughton. Upon reaching the mini roundabout take the third exit into B1456 Chapel Road and Southerly will be found on your right hand side after a short distance identified by a Pointens for sale board.

Accommodation

The accommodation comprises of:

Utility Room (15' 4 x 10'10)

Fitted with a range of base units with working surfaces over, matching wall units, plumbing for automatic washing machine, tiled floor, shelved pantry,

Kitchen (18'6 x 11') (double aspect)

Extensive range of fitted base units, with working surfaces over, inset one and a half bowl sink unit with mixer tap, fitted dishwasher, electric surface hob with extractor hood, fitted double oven, microwave, television point, tiled splashbacks, range of matching wall units, fridge freezer, serving hatch to sitting room, tiled floor.

Sitting Room (27' x 12'10)

Open fireplace housing a wood burner, television point, radiator, sliding doors to:

Conservatory(14'6 x 9'9)

Constructed of uPVC, with double doors leading to the front garden, tiled floor,

Dining Room (12'10 x 12'10)

Radiator,

Bedroom Three (12'10 x 11')

Living Room (14' x 11')

Radiator, fitted shelving,

Inner Hall

Radiator, fitted shelving, under stair cupboard, fitted cupboard

Bathroom

Vanity unit with basin over, WC, fully tiled walls and floor,

First floor landing

Fitted cupboard.

Bedroom One (15'9 x 13'10)

Extensive range of fitted bedroom furniture, two storage cupboards,

Bedroom Two (15' x 15'8)

Extensive range of fitted bedroom furniture, fitted wardrobe,

Bathroom

Panelled bath, shower cubicle, wash basin, WC, bidet

Curtilage

A drive way leads from the public highway to double garages both with up and over doors. Garage one (16'9x12'1) has a staircase leading to a first floor storage area and Garage two (20'x 10'2) The grounds extend to all four sides of the property and are mostly laid to lawn with a variety of inset mature shrubs and trees. There is also a greenhouse, an outside toilet area and a separate shower room. Also attached to the side of the house is a modern oil fired boiler for central heating and domestic hot water.

Agents Note

The land to the rear of the property has planning permission for the construction of four dwellings and currently share a title which will be split during the conveyancing. For further information on this development please see North Norfolk District Council website to view the planning and reference number.



General Information

Tenure: Freehold.

Council Tax Band: Band E.

Energy Performance certificate: Band C.

Local Authority: North Norfolk District Council Tel: 01263 513811.

Services: All mains services are connected.

Viewing: Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

Ref: H313422.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

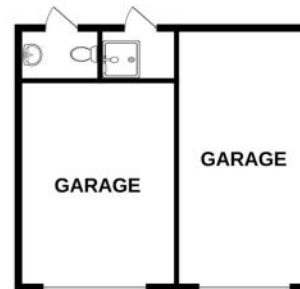
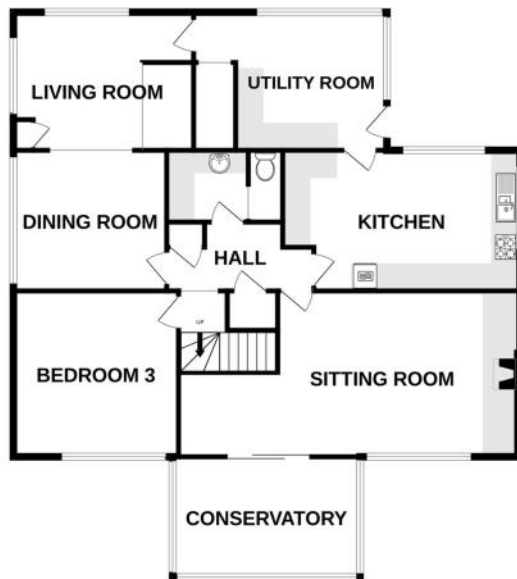
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Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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GROUND FLOOR
1856 sq.ft. (172.4 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



SOUTHERLEY, CHAPEL ROAD, ROUGHTON. NR11 8AF

TOTAL FLOOR AREA : 2481 sq.ft. (230.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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