



Blossom Hill, Cromer

rightmove 

Independent Estate Agents
Pointens





**Blossom Hill, 203 Roughton Road,
Cromer, Norfolk NR27 9LN.**
Holt 10 miles, Blakeney 12 miles.
Norwich 23 miles

A spacious detached 2 bedroom bungalow situated on a generous plot towards the southern outskirts of this much favoured coastal town known locally as the gem of the North Norfolk coast.

GUIDE PRICE £390,000



Property

The property offered for sale is a detached bungalow originally constructed in 1936, situated on a generous plot, in a pleasant residential area on the southern outskirts of this popular North Norfolk town. The accommodation briefly comprises of a garden room, well fitted out kitchen/dining room, sitting room with an open fireplace and a sunroom. There are two bedrooms and a shower room. The property also enjoys gas fired central heating, and UPVC windows and doors throughout. Outside you will find a long brick weave driveway, which provides ample off street parking for several vehicles, this in turn leads to a good sized detached garage. The grounds extend around the property on all four sides and have a variety of wooden sheds and workshops. The property is being sold with no onward chain.

Location

The resort town of Cromer, standing beside the North Norfolk coast, is renowned, amongst other things, for its end of pier Pavilion Theatre. Other amenities include a cinema, bus and rail stations with services to Norwich and electrified rail connections to London Liverpool Street in under two hours. There is a regional airport at Norwich and sporting facilities – including the Royal Cromer 18 hole golf links with other courses available at Sheringham and West Runton. Cromer lawned tennis and squash club offers some of the finest grass courts in the county. Sailing facilities are available at Blakeney and on the Norfolk Broads.

Directions

Leave Cromer town centre via the A149 Norwich Road. After going through the traffic lights turn right into the Roughton Road. After going under the railway bridge turn left into Burnt Hills. Take the first right hand turning and the entrance to Blossom Hill will be found on the right.

Accommodation

The accommodation comprises: -

Front door leading to:

Garden Room (29'3 x 6')

Tiled floor,

Kitchen/Dining Room (13' x 12') (double aspect)

Good range of fitted base units with working surfaces over, inset single drain sink with mixer tap, plumbing for automatic washing machine, fitted electric double oven, re-circulating hood, tiled splashbacks, range of matching wall units, chimney breast, radiator,

Inner Hall

Fitted cupboard,

Sitting Room (16' x 12')

Television point, two radiators, red brick fireplace, double doors to-

Sunroom (16'3 x 12'9)

Constructed of UPVC, two radiators, door leading to outside

Bedroom One (12' x12')

Fitted double wardrobe, radiator,

Bedroom Two (10' x 9')

Radiator,

Shower Room

Fitted shower cubicle, pedestal wash basin, WC, fitted shelved cupboard, radiator, tiled splashbacks,

Curtilage

The property is approached by a long brick weave driveway that provides off street parking for several vehicles. This in turn leads to a detached brick and tile garage (20'5 x 9') with electric up and over door, personnel door, and electric power and light. The grounds extend to all four sides of the property and are mainly laid to lawn, together with various inset mature shrubs and trees. Within the grounds there are a variety of outbuildings to include a wooden garden shed a greenhouse, workshop **(15'7 x 11'9)** with a fitted workbench, electric power and light and double doors. There is also a further wooden workshop **(14' x 9'8)** with double doors, a fitted workbench and electric power and light.

General Information

Tenure: Freehold.

Council Tax Band: D

Local Authority: North Norfolk District Council Tel: 01263 513811

EPC: D

Services: All mains services are connected., drainage via septic tank.

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

Ref: H3133420

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.

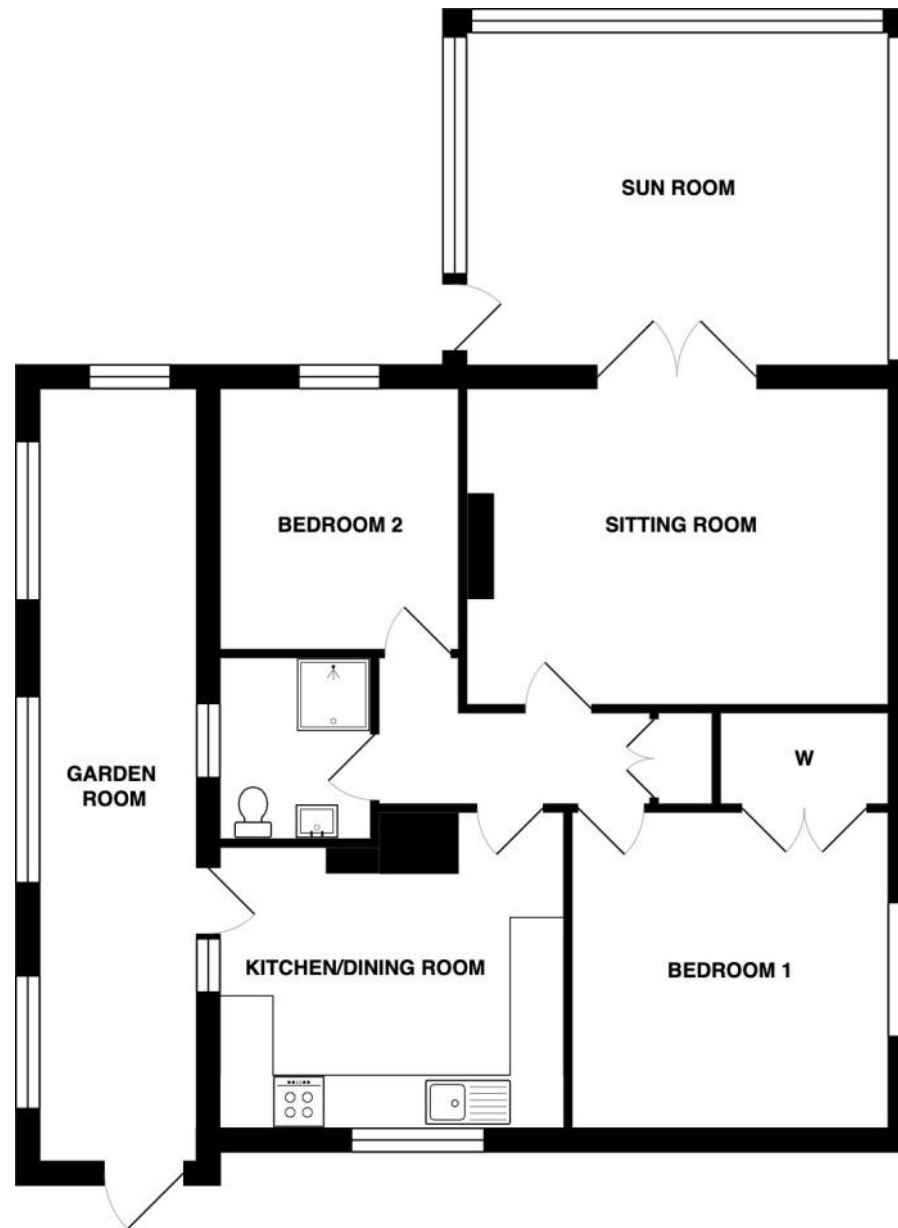
Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.





Total Area: 105.0 m² ... 1130 ft²

All measurements are approximate and for display purposes only

