

# Arnolds | Keys



**Sunnyside, 37 Cromer Road, Hevingham, Norwich, NR10 5QX**

**Guide Price £475,000**

- No Onwards Chain
- Spacious and Contemporary Accommodation
- Two Reception Rooms
- Driveway and Garage
- Detached Bungalow
- Three Bedrooms with Two Ensuites
- Enclosed Rear Garden with Field Views
- Popular Village Location



# 37 Cromer Road, Norwich NR10 5QX

**\*NO ONWARDS CHAIN\*** A beautifully presented detached bungalow ideally located in the popular village of Hevingham, just 3 miles South of the sought after Market Town of Aylsham.

 3  3  2  D

Council Tax Band: D



## DESCRIPTION

Having been extended over time, this stunning detached bungalow offers stylish, bright and deceptively spacious accommodation with a welcoming entrance hall, three bedrooms; two of which featuring an ensuite, two reception rooms, family bathroom, contemporary kitchen with island unit which is open plan to the dining room, garden room and utility. The property also boasts an enclosed rear garden with fantastic open field views and has also benefitted from the addition of a detached games room; the perfect space for entertaining. To the front the property features a horseshoe driveway, providing ample parking set back from the road.

## LOCATION

Hevingham is a popular village that is ideally positioned just 3 miles South of the market town of Aylsham, with a host of amenities including doctors and dental surgeries, opticians, independent shops, choice of three supermarkets, pubs and cafes and highly rated schools. Hevingham itself also features a primary school, two pubs and lies 10 miles North of the City of Norwich and is easily accessed via the A140. The North Norfolk coast and the Broads are also close by.

## ENTRANCE HALL

UPVC double glazed door to front entrance with a double glazed window to the side. Laminate flooring, two radiators.

## LIVING ROOM

Double glazed window to front, fitted with a multi fuel burner with ceramic hearth and timber framed mantel. Radiator and laminate flooring. Door to;

## BEDROOM ONE

Double glazed window to rear, built in wardrobe with sliding mirrored doors. Laminate flooring and radiator. Door to;

## ENSUITE

Ensuite wet room fitted with WC, vanity unit with sink over, electric 'Triton' shower, extractor fan, double glazed Velux window, electric wall mounted heater, vinyl flooring.

## BEDROOM TWO

Double glazed Velux window, built in double wardrobe with mirrored sliding doors. Laminate flooring and radiator. Door to;

## ENSUITE

Ensuite wet room fitted with WC, vanity unit with sink over, electric 'Triton' shower, extractor fan, double glazed Velux window, electric wall mounted heater, vinyl flooring.

## BEDROOM THREE

Double glazed window to front. Fitted shelving units, laminate flooring and radiator.

## BATHROOM

Double glazed window to side aspect with obscured glass. Fitted with a three piece suite comprising WC, bath, vanity unit with sink over, radiator, tiled flooring.

## KITCHEN

A stylish kitchen fitted with a central island unit, with wall and base units with worktop over housing inset sink and 'Neff' gas hob with extractor fan over. Double glazed Velux window to rear aspect, wood burning stove. Integrated appliances to include electric double oven, fridge/freezer and dishwasher. Open to;

## DINING ROOM

Double glazed window to side aspect, brick built feature fireplace, radiator, laminate flooring. Obscured glass window to hallway.

## GARDEN ROOM

UPVC door to rear garden, double glazed window to side and rear aspects, tiled flooring.

## UTILITY ROOM

UPVC double glazed door to rear porch, two built in storage cupboards, space and plumbing for washing machine and tumble dryer, space for a free standing fridge/freezer. Tiled flooring. Door to;

## REAR PORCH

UPVC double glazed door to rear garden with double glazed window to side, fitted with wall and base storage units, laminate flooring.

## EXTERNAL

The property is approached via a 'horseshoe' style driveway which is laid to shingle with a range of mature shrubs and hedging giving privacy from the road. A double timber framed gate to the side allows access to the rear garden. The rear garden is fully enclosed and features a garage/workshop, store room and a fantastic games room fitted with a bar, double glazed windows to front and side aspects, power and lighting. The garden also features a wood store, pond, mature lawn and paved patio areas. Beyond the garden you can enjoy open fields that can be accessed via a gate to the rear.

## AGENTS NOTES

This property is Freehold.  
Council Tax Band: D.  
Mains drainage and electricity connected.  
Mains gas central heating.



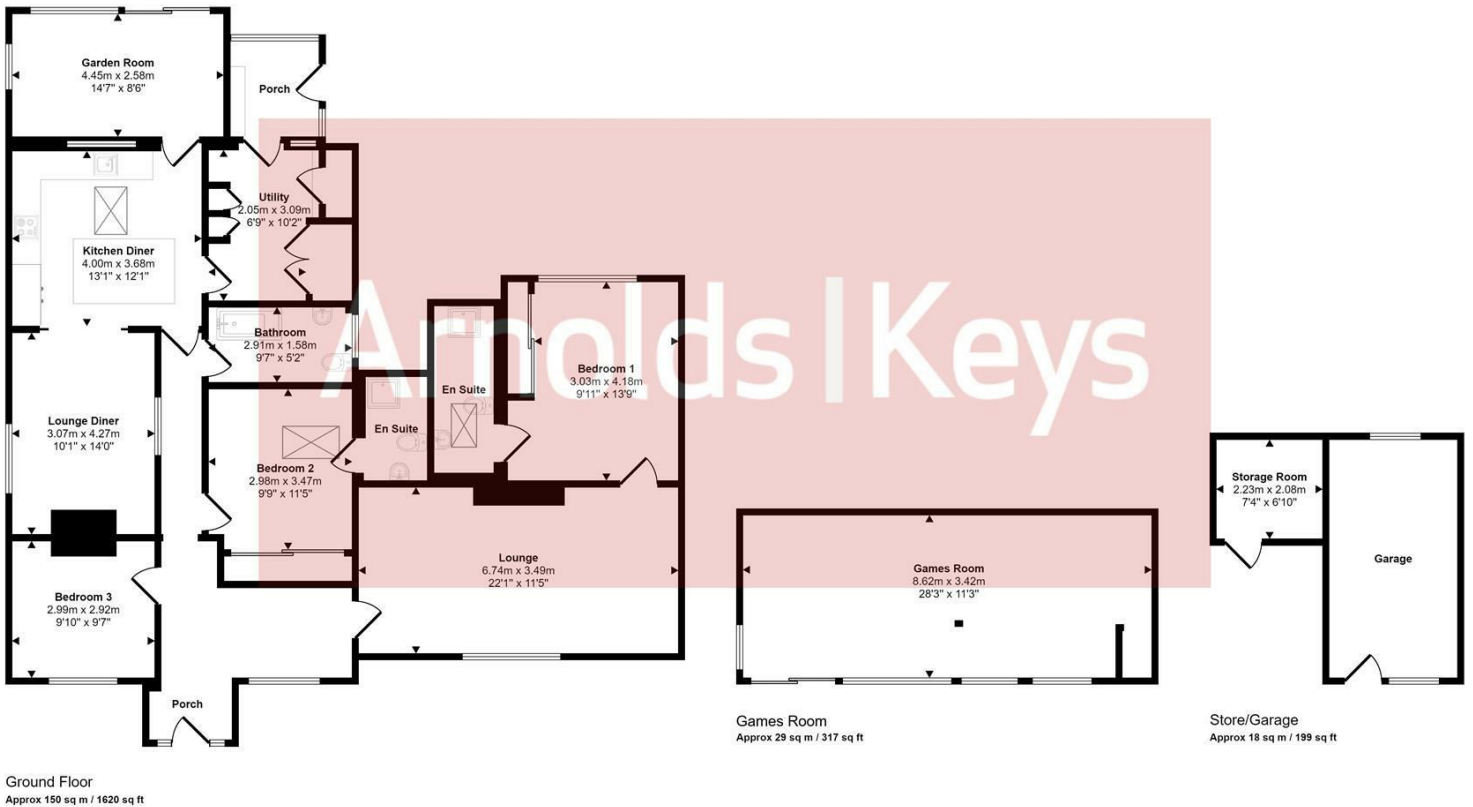
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>90</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>59</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Approx Gross Internal Area  
188 sq m / 2135 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.