

# Arnolds | Keys



**Ferndale, Fearn Close, Cromer, NR27 0DZ**

**Price Guide £325,000**

- Detached House
- Three Reception rooms
- No Onward Chain
- Two bathrooms
- Ideal family home
- Four Bedrooms
- Garage
- Large garden
- Updating required
- Close to amenities



# Fearns Close, Cromer NR27 0DZ

A great opportunity to purchase this detached family home, which is need of some modernisation throughout and offering four bedrooms, three reception rooms plus a breakfast room with AGA. The property sits in a generous south west facing garden., and would make an ideal family home, with just a short walk to local amenities and close to a bus route

This home is situated on a private road just off the main station road, and offered with NO ONWARD CHAIN.



Council Tax Band: C



### **FRONT PORCH**

UPVC sealed unit windows and door leading into the porch with carpet and solid wood door into the hallway.

### **HALLWAY**

Doors to all rooms, carpet, ceiling light point, wall mounted storage heater, stairs to first floor, large understairs cupboard.

### **SITTING ROOM**

UPVC sealed unit bay window to the front, carpet, feature fireplace with wooden mantle surround over, picture rail. Ceiling light, TV point.

### **RECEPTION ROOM**

UPVC sealed unit bay window to the front, carpet, feature fireplace with wooden surround. Ceiling light.

### **RECEPTION ROOM**

UPVC sealed unit window to the side, vinyl flooring, ceiling light.

### **GROUND FLOOR BATHROOM**

UPVC sealed unit window to the side. three piece white suite comprising of panelled bath with electric shower over, low level WC, wash hand basin, heated towel rail, carpet, ceiling light.

### **BREAKFAST ROOM**

UPVC sealed unit window to the side. Carpet, AGA situated centrally with two alcoves either side one housing Airing cupboard with hot water cylinder and shelving. Door to kitchen

### **KITCHEN**

Two UPVC sealed unit windows to the rear. A range of base and drawer units with wood effect work surface over. Inset stainless steel sink unit with mixer tap over.

### **REAR PORCH**

UPVC sealed unit windows to the rear and side, carpet, double glazed door to the rear garden.

### **LANDING**

Doors to all bedrooms and bathroom. Carpet, ceiling light, wall mounted storage heater, access to loft space.

### **BEDROOM ONE**

UPVC sealed unit window to the front, carpet, ceiling light, door to built in wardrobe.

### **BEDROOM TWO**

UPVC sealed unit window to the front, door to built in wardrobe, ceiling light, carpet.

### **BEDROOM THREE**

UPVC sealed unit window to side, carpet, ceiling light.

### **BEDROOM FOUR**

UPVC sealed unit window to side, carpet, ceiling point, built in wardrobe.

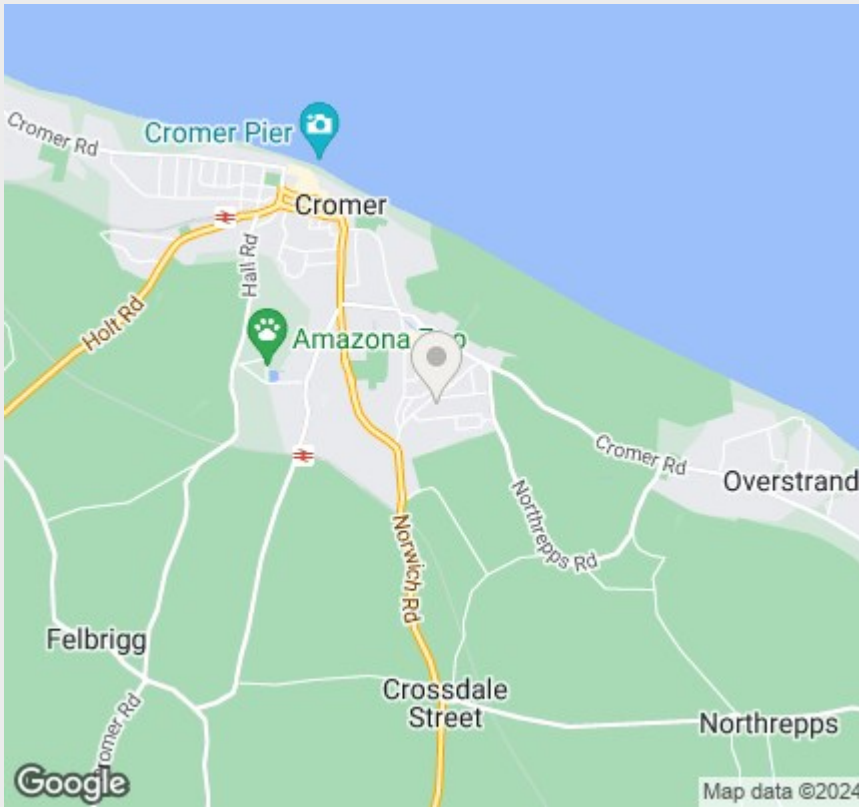
UPVC sealed unit double glazed window to rear. Three piece suite comprising of corner shower cubicle, pedestal wash hand basin. Ceiling light, heated towel rail.

### **OUTSIDE**

The property enjoys a south west facing garden all fully enclosed by timber panel fencing, with mature plants, shrubs, fruit trees and raised vegetable beds. There is a pathway leading round the whole of the property with a garden shed, bin storage area and detached single garage with up and over style door and personal door to the rear.

### **AGENTS NOTE**

This property is Freehold and has a council tax rating C. All mains services are connected.

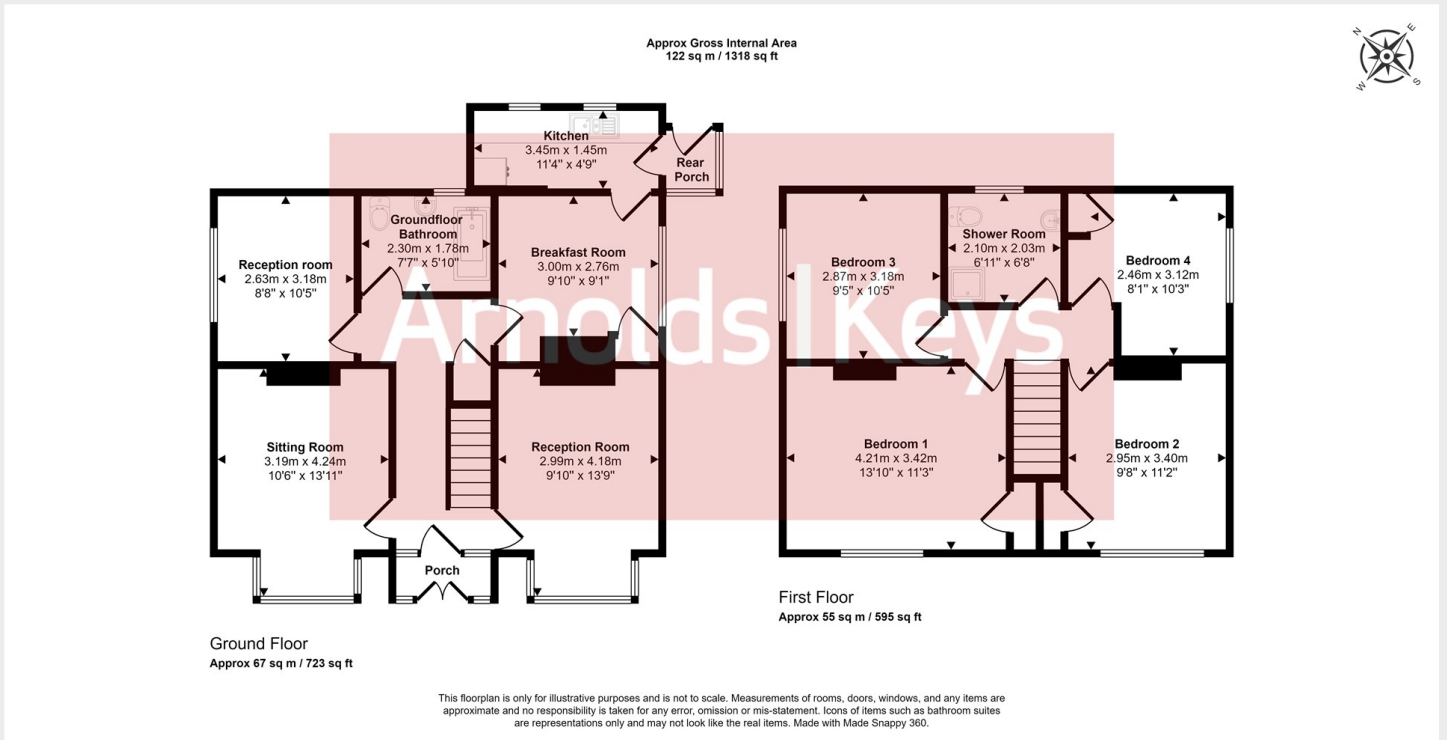


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</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	



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.