

Arnolds | Keys



28 Lynewood Road, Cromer, NR27 0EF

Guide Price £289,000

- Beautifully presented
- Two bedrooms
- Gas Central Heating
- Outside office/gym
- Off-Road parking
- Contemporary styling
- Stylish kitchen
- Sealed unit glazing
- Electric Car charging point
- Large, easy to manage gardens

28 Lynewood Road, Cromer NR27 0EF

A stunning semi-detached house having recently undergone refurbishment and now offering contemporary accommodation and standing in generous gardens arranged for ease of maintenance. The property offers a modern kitchen, two bedrooms and has gas central heating throughout.

The property situated in a well-established location within walking distance of a local convenience store and approximately a mile from the Town Centre.



Council Tax Band: B



ENTRANCE CONSERVATORY

Of UPVC construction on a brick base with glazed entrance door, and offering useful storage space. Door opening to:-

KITCHEN/BREAKFAST ROOM

A fully re-furbished and contemporary kitchen with a comprehensive range of high gloss storage units and granite work surfaces, peninsular unit with five ring gas hob, concealed rise and fall extractor fan, built in wine cooler, inset deep sink, integrated double oven, built in microwave and Miele bean to cup coffee machine, integrated fridge/freezer.

Door to:

SITTING/DINING ROOM

A beautifully light room with a wide bay window to the front aspect and a second aspect to the side.. A central chimney houses a period style fireplace and offers provision for a wall-mounted TV.

FIRST FLOOR

BATHROOM

Another stylish room with tiled walls, jacuzzi bath with drench shower and screen, pedestal wash basin and close coupled w.c. Wall mounted mirrored cabinet, window to side aspect

BEDROOM 1

this is set at the rear of the house with views to the sea in the distance.

BEDROOM 2

This is set at the front of the house and has a window overlooking that aspect. Fitted wardrobe cupboards.

OUTSIDE

The property is approached over a wide concrete driveway providing off-road parking and an electric car charging point. There is additional hard landscaping to the side of the drive and a pathway leading to the rear garden. This has been landscaped for ease of maintenance with a large, decked area, walled patio area and artificial lawns with shingle beds. Outbuildings include a STUDIO/GYM (3.1m x 1.6m) and GREENHOUSE.

AGENTS NOTE

The property is freehold, has the benefit of all mains services and has a Council Tax Band of B





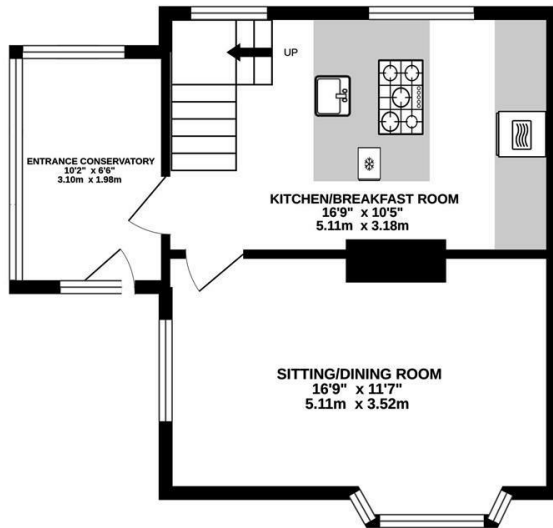
Viewings

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

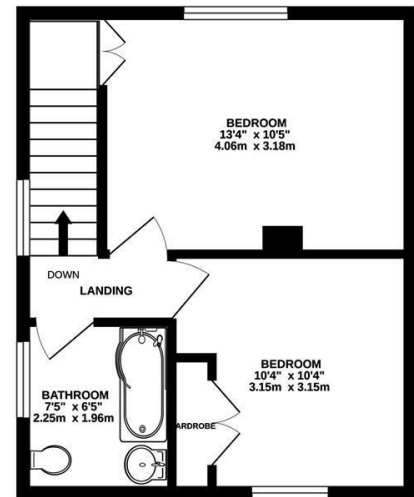
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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.
Made with Metropix ©2022

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.