

Arnolds | Keys



38 Hillside, Cromer, NR27 0HY

Price Guide £450,000

- Generous plot
- Contemporary styling
- Three bedrooms
- Gas central heating
- Beautifully appointed accommodation
- Large modern kitchen/dining room
- Two bathrooms
- Garage and off-road parking

38 Hillside, Cromer, NR27 0HY

This is a beautifully presented, contemporary styled detached dwelling on the edge of this popular residential development on the southern outskirts of the Town approximately a mile from the centre. This property was refurbished a few years ago and offers beautifully proportioned accommodation with gas central heating and sealed unit glazing throughout. The main feature of the property is the superb modern kitchen/dining room which overlooks the generous plot.

The Town itself offers a wide range of shops and restaurants, both bus and rail services and the famous Victorian promenade and Pier, the perfect coastal resort.



Council Tax Band: D



ENTRANCE HALL

With contemporary style composite entrance door and glazed side panels. Polished engineered oak flooring, radiator, turning stairs to first floor.

CLOAKROOM

Opaque window to front aspect, vanity wash basin with mosaic tiled splashbacks and cupboard beneath, radiator, close coupled w.c., engineered oak floor.

SITTING ROOM

A beautifully light room with windows to three aspects including patio doors opening to decking at the rear. TV aerial point, two radiators, fireplace recess with slate hearth. Door to:

KITCHEN/DINING ROOM

A beautifully appointed room with further contemporary styling. Engineered oak flooring throughout, comprehensive range of high gloss base and wall storage units with laminated work surfaces and matching upstands, built in double oven, inset stainless steel sink unit with mixer tap. Integrated dishwasher, fridge and freezer. Island unit with inset electric hob and filter hood above, breakfast bar. This room enjoys an open plan design extending to a dining area with large full length window and patio doors overlooking rear garden and providing access to decking area. Further door opening to:

UTILITY ROOM

Window to side aspect, engineered oak floor, fitted storage cupboards with laminated work surface, provision for washing machine, wall mounted gas fired boiler providing central heating and domestic hot water, radiator, door to garage.

FIRST FLOOR

GALLERIED LANDING

Window to front aspect, radiator, access to roof space, built in airing cupboard.

PRINCIPAL BEDROOM

Windows to rear and side aspects, built in double wardrobe cupboard, radiator. Door to:

ENSUITE

Enclosed shower cubicle with mixer shower and tiled splashbacks. Vanity wash basin with cupboard beneath, close coupled w.c.

BEDROOM 2

Window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap, shower spray and drench head attachments and screen. Vanity unit incorporating wash basin with fitted cupboards beneath and concealed cistern w.c., chrome heated towel rail, part tiled walls.

BEDROOM 3

Window to rear aspect. Radiator, range of full height built in wardrobe cupboards.

OUTSIDE

Attached brick built GARAGE (16'6 x 9') with roller door, electric light and power point. Door to utility room.

GARDENS

The property is approached over a shingled driveway leading to the garage with a further brickweave driveway to the side providing off road parking for a number of vehicles. A lawned area then leads from the side to the rear with ranch style fencing providing a degree of enclosure. The rear garden wraps around the property and is also lawned, fully enclosed and with established planting to the boundaries. There is a raised decked area leading to the dining area and sitting room.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D.




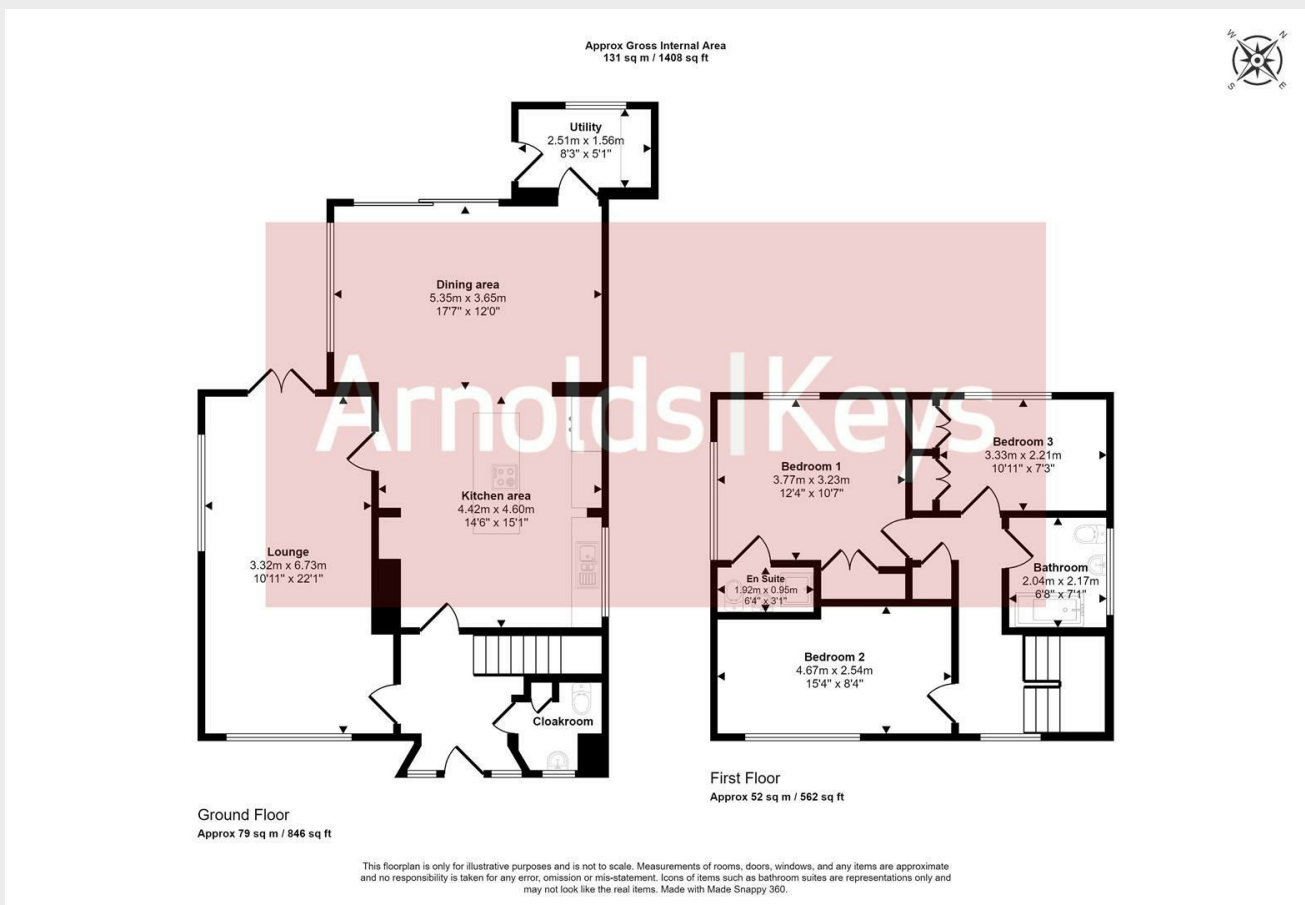


Viewings

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			84
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.