

# Arnolds | Keys



## Westwinds, 14 Arbor Road, Cromer, NR27 9DW

### Price Guide £775,000

- Detached chalet style bungalow
- Internal oak doors
- Beautifully presented
- Off road parking
- Plus one bedroom ANNEXE
- Stunning Sitting room
- Walking distance to shops, beach and pier
- Oak flooring
- Gas central heating
- South facing garden

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# 14 Arbor Road, Cromer NR27 9DW

We are delighted to be offering this immaculately presented detached property with the added addition of a one bedroom ANNEXE, both having parking and private gardens.

This beautifully proportioned, light and spacious property is located in a well sought after area with just a short walk to the town centre, shops, beach and promenade. Both properties offer off road parking and south facing gardens.



Council Tax Band: E



### **GARDEN ROOM ENTRANCE**

A lovely bright room with UPVC double glazed windows to the rear and side and French doors opening into the garden, tiled flooring, radiator, wall light, opening into the dining room and kitchen.

### **DINING ROOM**

UPVC double glazed window to the front, two radiators, carpet, TV aerial point, LED lighting, opening into the

### **KITCHEN**

A great room for entertaining with the open plan dining room and garden room. A superbly fitted kitchen with a good variety of base, wall and drawer units, with granite work surfaces over. Range master cooker, inset one and half bowl enamel sink unit with mixer tap over. Provision for washing machine, fridge freezer and integral dishwasher. Central island with triple pendant light over, storage and seating area around. Dual aspect room with UPVC double glazed windows to the sides and rear, with a great window seat. LED spot lighting, tiled flooring. Oak door opening into the hallway.

### **HALLWAY**

Stained oak flooring, doors to bedrooms, sitting room, and bathroom. Two ceiling light points, radiator, door to large walk-in shelved storage cupboard.

### **CLOAKROOM**

High level UPVC window, close coupled WC, ceiling light, laminate wood floor.

### **FAMILY BATHROOM**

Two UPVC double glazed windows to the rear, vanity wash hand basin with storage cupboard beneath, close coupled WC, panelled bath with waterfall shower over and glazed screen, tiled walls, laminate wood flooring. ceiling light.

### **BEDROOM**

UPVC double glazed window to the rear. Solid wood oak flooring, ceiling light, radiator, built in double wardrobe with mirrored doors.

### **BEDROOM**

UPVC double glazed window to the rear, solid wood oak flooring, radiator, ceiling light.

### **SITTING ROOM**

A stunning large and bright room which is south facing giving views over the garden. A dual aspect room with UPVC double glazed windows to the rear and side and French doors leading out onto the patio area. Solid wood oak flooring, two radiators, TV point, feature brick fireplace with inset gas fire with wooden mantle over and tiled hearth. Two ceiling lights. Oak staircase leads from one end of the sitting room up to the first floor.

### **FIRST FLOOR LANDING/OFFICE**

UPVC double glazed window to the rear with glorious church and the sea views over the roof tops.. A great space to have your home office with Velux roof light to the front, carpet, radiator, ceiling light, two doors to under eaves storage and further door to principle bedroom.

### **PRINCIPAL BEDROOM**

A good size double bedroom with UPVC double glazed window to the rear, again with sea, church and roof top views. Carpet, TV point, door to large WALK-IN CLOSET with carpet, wall light, shelving and hanging rails and door to under eaves storage.

### **ENSUITE SHOWER ROOM**

Velux roof light window to the front, low level WC, pedestal wash hand basin, separate shower cubicle with electric shower, tiled walls, wall mounted heated towel rail, vinyl flooring, extractor fan and ceiling light.

### **OUTSIDE**

A beautiful south facing garden with mature flowerbed and shrub borders all fully enclosed by mature hedging and fencing. There is a paved patio seating area to enjoy the sunshine and some alfresco dining sitting in front of the outside wood burner, an outside bar and under cover seating and BBQ area with power and light. There is a further area for two garden sheds and pedestrian gate access onto the road. The foot path leads round to the off road parking spaces for 3-4 cars and to the entrance of the Annex.

### **ANNEXE**

A detached property with blue composite front entrance door and solid wooden gate leading into the private garden.



### **OPEN/PLAN LIVING/KITCHEN/DINING AREA**

A dual aspect room having UPVC double glazed windows to the front and rear with space for living area, dining area and a range of base and drawer units with wood effect work surfaces over, inset one and half bowl sink unit with mixer tap over, and tiled splashbacks. Built in electric oven and hob and extractor hood above. Matching wall cupboards with under lighting, space for fridge freezer. UPVC French doors opening out onto the patio area and two steps up onto the enclosed south facing garden. TV aerial point, door to understairs storage cupboard with plumbing for automatic washing machine. From the living area the staircase leads to the first floor.

### **BEDROOM**

A large bright double room with triple aspect UPVC windows to the front and side and two Velux roof lights. Wall mounted electric heater, carpet, alcove with hanging rail and shelving, TV point.

### **SHOWER ROOM**

UPVC double glazed window to the front, corner shower cubicle, low level WC, vanity wash hand basin with storage cupboard beneath. LED lighting and tiled flooring.

### **OUTSIDE**

The annexe shares parking with the main house, has outside lighting, paved patio area with two steps up onto a south facing lawn area, two garden sheds and wooden access gate leading to the front of the property. There is also a small wooden gate leading into the garden of the main house.

### **AGENTS NOTE**

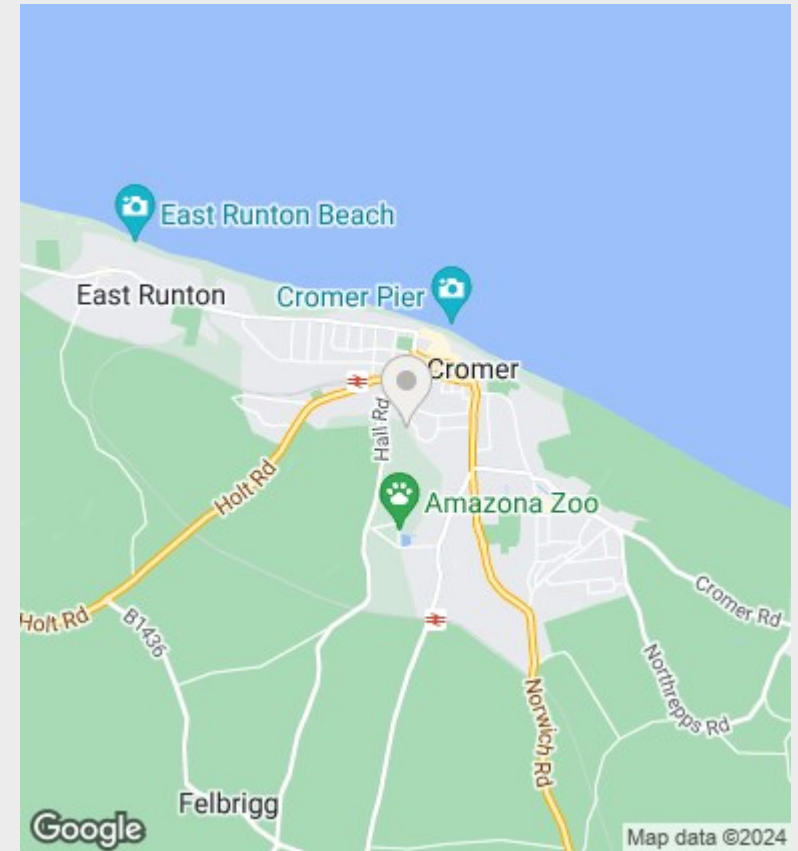
The house and annexe are Freehold, all mains services are connected and mains drainage. The property holds a current council band E.











Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 69                      | 78        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |