

Arnolds | Keys



Meadow View Old Turnpike Road, Roughton, Norfolk, NR11 8SP

Price Guide £395,000

- Detached bungalow
- Large sitting/dining room
- Non estate location
- South facing large garden
- Summer house & studio
- Four bedrooms
- Two bathrooms
- Oil fired central heating
- Plenty of parking
- Village location

Meadow View Old Turnpike Road, Roughton NR11 8SP

A deceptively spacious detached bungalow offering four bedrooms, two bathrooms, and a large living/dining room with french doors opening out into the large south/westerly facing garden backing onto fields. There is plenty of parking for four cars plus a single garage.

The village of Roughton, is located 3.8 miles from the popular fisherman's town of Cromer. There are a variety of amenities on offer including village shop, primary school, fish and chip restaurant and pub. There is a bus service with routes to the nearby towns of Cromer, Sheringham Aylsham, North Walsham and on to the City of Norwich.



Council Tax Band: C



ENTRANCE HALL

UPVC double glazed door to hallway, part laminate and part carpet flooring, two wall light points, access to roof space. Door to large storage cupboard. Doors to all other rooms.

KITCHEN

Double glazed UPVC window to the front and door to the side access. Range of modern base and drawer units with white work surfaces over. Inset electric hob, built in electric oven. Inset one and half bowl sink unit with mixer tap over. Provision for washing machine and fridge freezer. Matching range of wall mounted cupboards and shelving. Door to large shelved pantry also housing floor standing oil fired central heating boiler. Part tiled walls, ceiling light, laminate wood flooring.

DINING ROOM

UPVC double glazed window to the side, carpet, ceiling light, opening up into the

LOUNGE

A large bright room, with UPVC double glazed french doors to the garden. TV point, carpet, inset spot lighting, and two wall lights. Wall mounted electric heater.

BEDROOM ONE

UPVC double glazed window to the rear. Wall mounted electric heater, carpet, ceiling light, inset spot lighting.

BEDROOM TWO

UPVC double glazed window to the front, laminate wood flooring, door to built in cupboard. Ceiling light, radiator.

BEDROOM THREE

UPVC double glazed window to the side, carpet, wall mounted electric heater.

BATHROOM

Three piece suite with vanity wash hand basin and storage cupboard beneath, closed couple WC, two UPVC double glazed windows to the side. Panelled bath with electric shower over, and part tiled walls, wall mounted heated towel rail, ceiling light and extractor fan.

BEDROOM FOUR/OFFICE

UPVC double glazed window to the side. Carpet, radiator, ceiling light, alcove with shelving.

SHOWER ROOM

Small UPVC double glazed window to the side, corner shower cubicle with tiled walls and mains shower over, low level WC, vanity wash hand basin with cupboard beneath, mirror light and cupboard over. Tiled flooring.

OUTSIDE

The bungalow is set back off the road, with a large shingled driveway and parking for 3-4 cars, access leads round to both sides of the property via wood access gates. To the side of the property there is a DETACHED GARAGE with up and over style door and personal door to the garden. At the rear of the garage is a timber framed building with power and light, this would make an ideal studio/home office. The rear garden is south/westerly facing backing onto fields. The garden is mainly laid to lawn, hedging to both sides of the property, outside lighting and water tap and further timber framed SUMMER HOUSE.

AGENTS NOTE

This property is freehold, has mains electricity, water and drainage all connected, has oil fired central heating. This property holds a council tax band C.

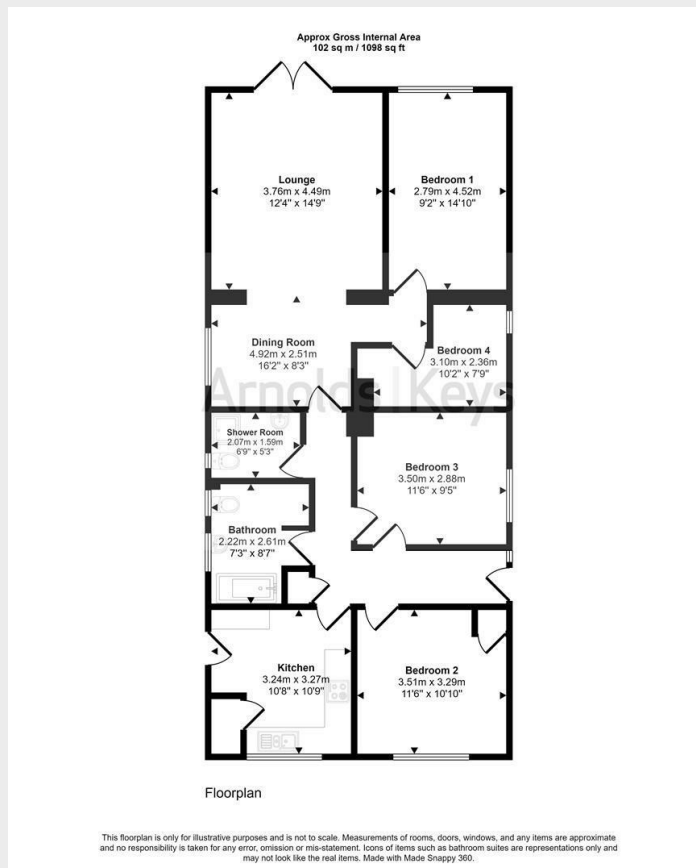


Viewings

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			
(81-91) B			78
(69-80) C		61	
(55-68) D			
(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 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.

