

Arnolds | Keys



19 Clifton Park, Cromer, NR27 9BG

Price Guide £480,000

- Detached house
- Two reception rooms
- Wrap around garden
- Off road parking
- Sea views
- 3- 4 Bedrooms
- Conservatory
- Large garage
- Gas central heating
- Close to amenities

19 Clifton Park, Cromer NR27 9BG

A Lovely detached house with sea views and a short walk to the town centre, rails links and beach. The property is well presented throughout and offers spacious and light accommodation.

There is a superb balcony where you can sit and watch the westerly sun sets.

Three double bedrooms on the first floor and a further fourth bedroom/office on the ground floor, along with a large dual aspect sitting room, modern kitchen and dining area and conservatory.

There is plenty of parking with this property and a large garage.

A super property in a great location.



Council Tax Band: D



FRONT ENTRANCE

Full height UPVC double glazed windows and door leading into the entrance with vinyl flooring, ceiling light, exposed brick work, and UPVC double glazed door opening into the

HALLWAY

Stairs leading to the first floor, radiator, solid wood flooring, door to understairs storage cupboard and further door to cloaks cupboard. Ceiling light and pine doors to all other ground floor rooms.

CLOAKROOM

UPVC double glazed window to the rear. Low level WC, vanity wash hand basin with storage cupboard beneath. Radiator, ceiling light, vinyl flooring.

SITTING ROOM

Dual aspect room with UPVC double glazed window to the front and side. Carpet, radiator, three wall lights. Feature fireplace, white wooden surround and inset modern electric fire.

DINING AREA

UPVC double glazed window to the rear, ceiling light, radiator, solid wood flooring and sliding pine door to

KITCHEN

A range of cream base and drawer units with black work top. Inset one and half bowl enamel sink unit and mixer tap over. Built in fridge and dishwasher. Provision for washing machine, inset four ring gas hob with extractor hood above. Built in electric oven, matching wall mounted storage cupboards. UPVC double glazed window to the front. Strip lighting, tiled flooring, door opening into the conservatory.

CONSERVATORY

UPVC double glazed windows to the sides and rear, and two double glazed doors out into the gardens. Radiator, wall light points, carpet.

BEDROOM FOUR/OFFICE

UPVC double glazed window to the rear. Carpet, radiator, ceiling light.

LANDING

Stairs with half landing and UPVC stain glass windows to the rear, leading onto the main landing. Doors to all rooms, carpet, two ceiling lights, full glazed sliding patio doors leading out onto the enclosed south westerly balcony where you can sit and enjoy the sun. Door to cupboard housing Vaillant gas central heating boiler. Access to roof space.

BEDROOM ONE

Another large bright room with two UPVC double glazed windows to the front and side with sea views. Radiator, carpet, ceiling light and double sliding doors to built in wardrobe.

BEDROOM TWO

UPVC double glazed window to the front with sea view and further high level window to the rear. Carpet, radiator, ceiling light, double sliding doors to built in wardrobe.

BEDROOM THREE

UPVC double glazed window to the rear, carpet, ceiling light and radiator.

SHOWER ROOM

A modern bathroom with white suite comprising of low level WC, pedestal wash hand basin. Walk in shower cubicle with mains shower and mermaid boarding. Ceiling light, wall mounted heated towel rail, tiled flooring and half tiled walls.

OUTSIDE

The property is approached by a brick weave driveway with parking for 3-4 cars, leading to the attached GARAGE with up and over style door, power and light. A lawn area to the front with some mature shrubs and flower bed borders. The rear garden has two separate areas both with a lawn area and patio seating area, all enclosed by timber panel fencing. Outside lighting and water tap.

AGENTS NOTE

This property is freehold, all mains services are connected, water, gas, electricity and mains drainage. It has a council band tax D, with No onward chain.

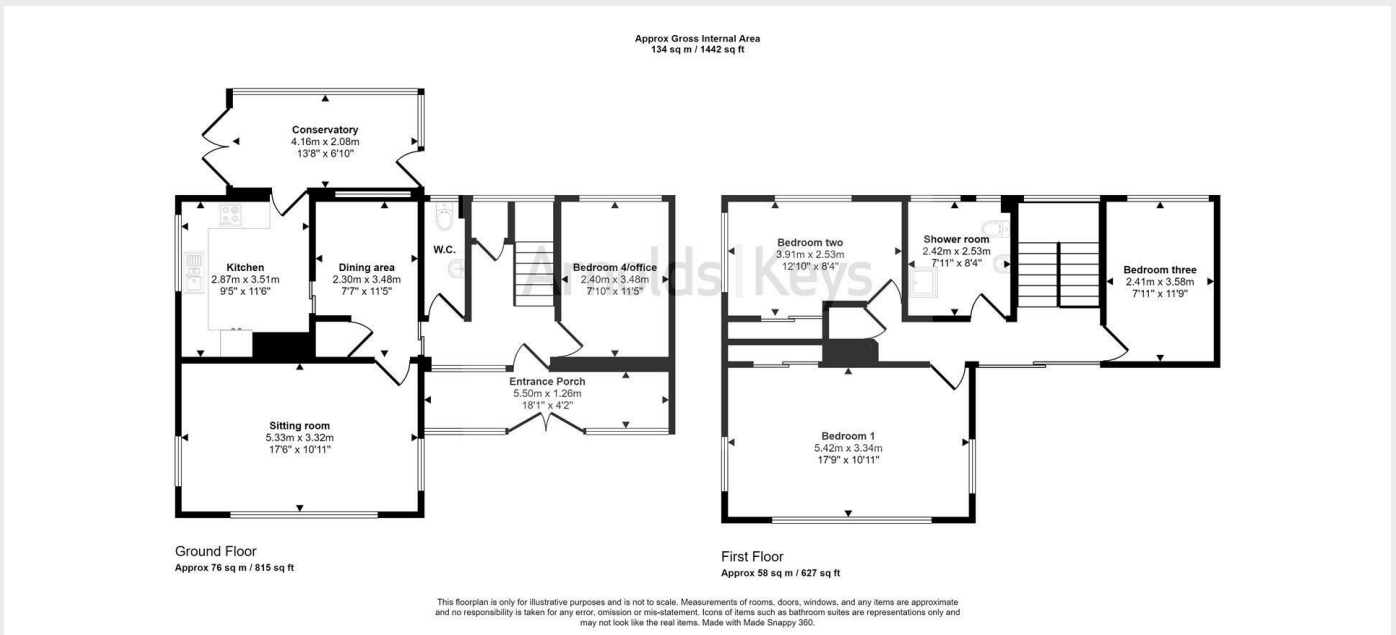


Viewings

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			
(69-80) C			
(55-68) D		67	78
(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.

