

Arnolds | Keys



17 Newhaven Close, Cromer, NR27 0BD

Price Guide £599,000

- STUNNING & IMMACULATE BUNGALOW
- WESTERLY FACING GARDEN
- THREE BEDROOMS
- GARAGE & PARKING
- GAS CENTRAL HEATING
- SEA & LIGHTHOUSE VIEWS
- MODERN KITCHEN
- OFFICE/HOBBY ROOM
- WOOD BURNER
- LANDSCAPED GARDEN

17 Newhaven Close, Cromer NR27 0BD

Newhaven Close, Cromer is a stunning detached bungalow sitting slightly elevated and offering some lovely views of the sea and lighthouse. This property boasts two reception rooms, a stunning kitchen and conservatory, along with three bedrooms providing generous accommodation for a comfortable lifestyle. Step inside to discover a beautifully updated interior, featuring bi-fold doors from the snug and sitting room that seamlessly blend indoor and outdoor living. A super conservatory with a lantern roof light, which is a perfect spot to relax and enjoy the beautiful garden.

Convenience is key with parking and a detached garage, and just a short walk to the town centre. Offered with no onward chain, you can swiftly make this stunning bungalow your new home.



Council Tax Band: D



KITCHEN/BREAKFAST ROOM

Grey composite door opening into the kitchen with a lovely space for table and chairs. Dual aspect room with UPVC double glazed windows giving beautiful views towards the sea and lighthouse to the front of the property. Range of pale grey gloss base units with inset one and half bowl stainless sink unit and mixer tap over. Work surface over and tiled splash back. There is a range of built in appliances to include washing machine, dishwasher, electric hob and extractor hood , fridge freezer and double oven. Radiator, LED spot lighting, vinyl flooring.

SNUG

A cosy room with feature fireplace housing modern electric fire. Two radiators, carpet, ceiling light, doors to sitting room and bedroom three and also inner hallway leading to the bedrooms. Bi-fold doors to

CONSERVATORY

Beautiful light room with views over the garden and two doors opening onto the patio. Lantern roof light with LED lighting, carpet, radiator. LED spot lighting.

SITTING ROOM

A super room with UPVC double glazed bi-fold doors opening onto the patio area, bringing the outdoors indoors. A circular port hole window to rear and a large picture window with lovely views to the sea and over the roof tops to the lighthouse and Northrepps woods. Two wall light points, and ceiling light. Carpet, two radiators and inset wood burner on slate hearth.

BEDROOM ONE

Dual aspect UPVC double glazed windows, two radiators, carpet, ceiling light, two sets of double doors to built in wardrobes.

BEDROOM TWO

UPVC double glazed window to the side, carpet, radiator, ceiling light, double mirrored sliding doors to built in wardrobe.

ENSUITE CLOAKROOM

Part tiled walls, low level WC, vanity wash hand basin with mixer tap and storage cupboard beneath, carpet and ceiling light point.

FAMILY BATHROOM

UPVC double glazed window to the side. P-shaped bath with waterfall shower over and glazed screen. Vanity wash hand basin with three drawer storage beneath. Wall mounted mirrored bathroom cabinet. Extensively tiled walls. Wall mounted heated towel rail. LED spot lighting.

BEDROOM THREE

UPVC double glazed window to the front, carpet, radiator, ceiling light. Two UPVC high level windows to the side.

OFFICE/HOBBY ROOM

This is a great added bonus to the property, as this room sits at the back off the property and has its own access door, it could be used for multiple uses. UPVC double glazed window to the side, carpet, ceiling light point.

OUTSIDE

The bungalow sits slightly elevated giving sea and lighthouse views to the front aspect. Low maintenance front garden and resin driveway which allows parking for 4 cars or a caravan or motorhome. There is a single detached garage with power and light and a carport just in front. Side access leads into the enclosed west facing garden. An immaculately presented and landscaped garden with a large patio seating area ideal for alfresco dining, lawned area, timber panel fencing to the sides and rear, with a small gate leading onto a footpath which takes you to a short cut into the town centre. Many mature shrubs and flower bed borders. Outside lighting and water tap.

AGENTS NOTE

This is a Freehold property, having all services connected gas, electricity and water and mains drainage. Has a council tax band D. There is NO ONWARD CHAIN.




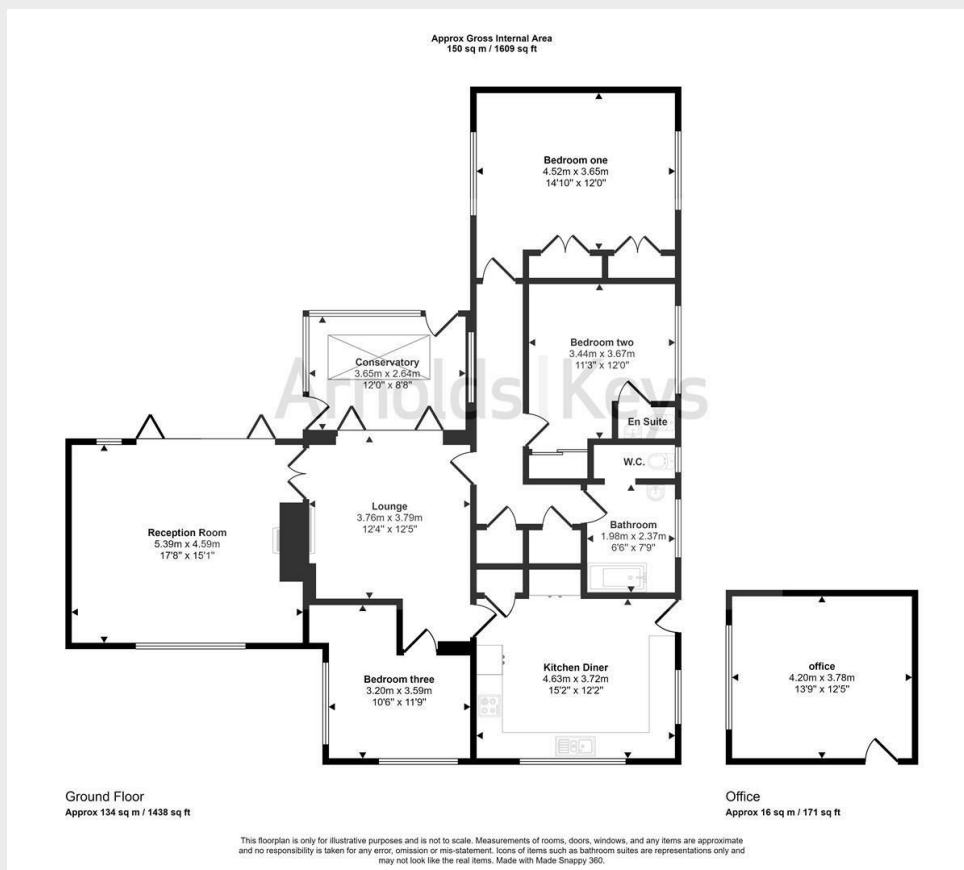


Viewings

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			78
(69-80) C			
(55-68) D		58	
(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 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.

