

Arnolds | Keys



6a Arbor Road, Cromer, NR27 9DW

Price Guide £599,000

- Newly constructed
- Energy efficient underfloor heating
- Extensive glazing to principal rooms
- Two bathrooms
- Highly favoured location
- Vaulted ceilings with roof lights
- Three bedrooms
- Garage and off-road parking

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We are delighted to be entrusted with the sale of this superb detached bungalow enjoying a southerly aspect in this highly favoured location. Newly constructed by local builders of excellent repute, the property is just a short walk from the Town Centre and promenade.

The bungalow is an individual design and offers beautifully proportioned, light and airy accommodation accentuated by the vaulted ceilings, roof lights and extensive glazing in the principal rooms. The property has gas fired underfloor heating throughout and the design, both internally and externally, has low maintenance and efficiency in mind.



Council Tax Band: New Build



ENTRANCE PORCH CANOPY

With composite security door and glazed panel opening to:

ENTRANCE HALL

A well proportioned area with engineered oak floor throughout. Built in illuminated storage cupboard housing underfloor heating manifold and coats hanging space.

LOUNGE/DINING ROOM

A superb room with extensive glazing to the south facing aspect, including sliding doors to the patio. Two further aspects to either side and Velux roof lights too. Provision for TV.

KITCHEN/BREAKFAST ROOM

A stylish room with a high quality contemporary kitchen area with high gloss base and wall units with solid composite work surfaces and upstands. Integrated appliances include stainless steel sink unit, dishwasher, fridge/freezer, electric double oven, five ring gas hob with extractor hood over. Vaulted ceiling with roof lights and further window to side. Engineered oak floor, door to:

UTILITY ROOM

Further range of high gloss units with inset stainless steel sink unit, integrated washing machine, concealed wall mounted gas boiler providing underfloor heating and domestic hot water. Part glazed door to rear.

PRINCIPAL BEDROOM

Built in double wardrobe cupboard, two aspects. Fitted carpet. Door to:

ENSUITE

Contemporary styled with level entry shower enclosure with mixer shower and drench head, vanity wash basin with cupboards beneath, concealed cistern w.c., fully tiled walls and floor. Chrome heated towel rail.

BATHROOM

Contemporary styled suite of panelled shower bath with mixer shower and drench head, vanity wash basin with cupboards beneath, concealed cistern w.c., part tiled walls and floor. Chrome heated towel rail.

BEDROOM 2

Window to south facing aspect, access to roof space. Fitted carpet.

BEDROOM 3

Window to side aspect. Fitted carpet.

GARDENS

The property is approached over a shingled driveway leading to the DETACHED GARAGE and providing additional off-road parking. The gardens have been arranged, with ease of maintenance in mind with gently sloping pathways to the entrance and lawned areas either side.

AGENTS NOTE

The property is freehold and has all mains services connected. The property has yet to be assessed for Council Tax.



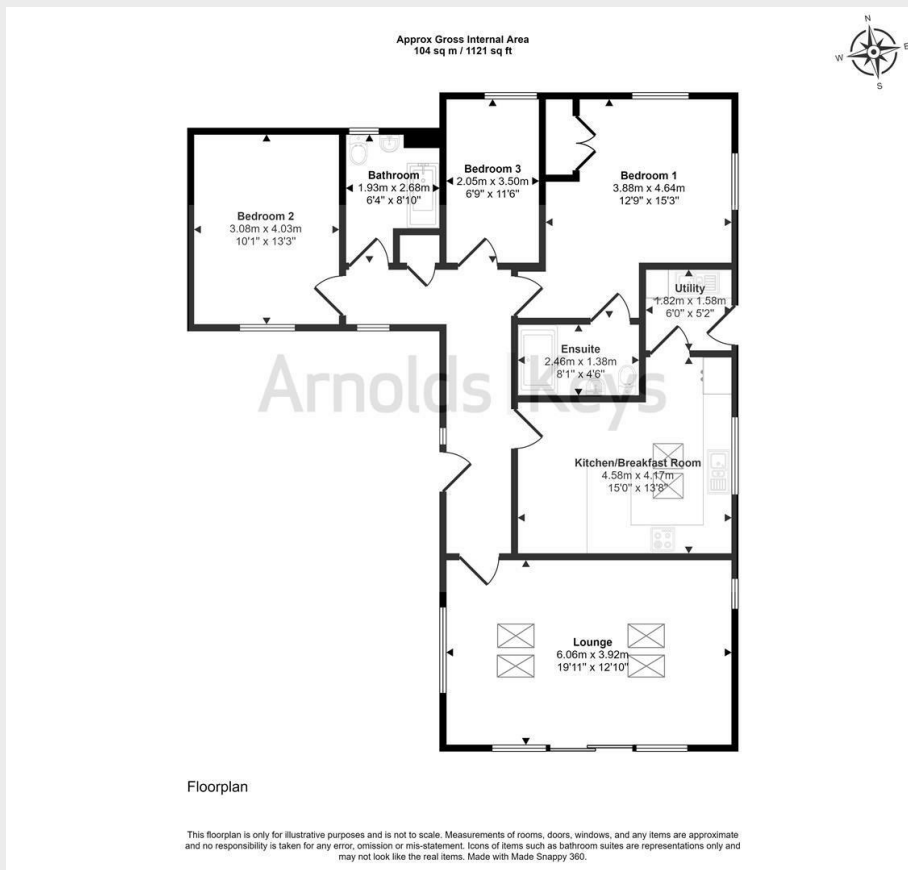


Viewings

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			
(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.

