

Arnolds | Keys



Inglenook Hall Road, Cromer, NR27 9JQ

Price Guide £585,000

- Detached bungalow
- Two reception rooms
- Three bedrooms
- Attic room
- Beautiful gardens
- Private location
- Office
- Two bathrooms
- Parking for four cars
- Oil fired central heating

Inglenook Hall Road, Cromer NR27 9JQ

Located just on the edge of Cromer being tucked away with a private access road leading to only four properties. Inglenook is situated in the woodland and has its own private gate leading onto the Weavers Way footpath.

The delightful cottage bungalow sits on a large plot with a wrap around garden and off road parking for 3-4 cars and carport, three bedrooms, two reception room and two bathrooms. If you want privacy and a peaceful, tranquil setting then this is the place for you.



Council Tax Band: B



FRONT PORCH

Oak frame with two steps to the front entrance door, outside light.

ENTRANCE LOBBY

Half glazed door and side panels to entrance lobby, wood flooring, ceiling light, radiator, doors to lounge, office and French doors into the hallway.

OFFICE/STUDY

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

HALL

Carpet, radiator, ceiling light, stairs leading to attic room. Feature fireplace with freestanding multi-fuel burner on tiled hearth.

KITCHEN

UPVC double glazed window to the rear. Range of cream base and drawer units with black work surface over, inset single bowl stainless steel sink unit with mixer tap. Provision for dishwasher, cooker and fridge freezer. Tiled splashbacks, matching range of wall mounted cupboards and glass display cupboard, vinyl flooring, inset spot lighting. Door to

UTILITY ROOM

UPVC double glazed windows to the rear. Range of base and wall units, single bowl sink unit, provision for a washing machine and tumble dryer, tiled flooring, ceiling light.

DINING ROOM

UPVC double glazed window to the rear, radiator, ceiling light, wood flooring, French doors to sitting room and UPVC French doors to the conservatory.

CONSERVATORY

Small conservatory with pitched roof, UPVC sealed unit windows to rear and side and glazed door to the garden. Wall light point, vinyl flooring.

LOUNGE

Two UPVC double glazed windows to the front and side. Carpet, TV point, radiator, ceiling light, feature fireplace with mantle over and tiled hearth.

ATTIC ROOM

Velux roof light, part restricted head height, small UPVC double glazed window to the rear garden. Two radiators, wall light. Door to under eaves storage cupboard.

BEDROOM ONE

UPVC French doors to the patio area and over

looking the garden. Further two windows to the side. Carpet, ceiling light point, radiator, built in cupboards

ENSUITE

Extensively tiled walls and floor, wall mounted wash hand basin and heated towel rail, low level WC, separate shower cubicle with electric shower and glazed screen door, ceiling light and UPVC double glazed window to the side.

BEDROOM TWO

UPVC double glazed window to the side, radiator, carpet, ceiling light point. Built in cupboard.

BEDROOM THREE

UPVC double glazed window to the side. Carpet, ceiling light, built in triple wardrobes, radiator.

BATHROOM

UPVC double glazed window to the side. pedestal wash hand basin, low level WC, panelled bath with mixer shower attachment. Wall mounted heated towel rail, vinyl flooring, ceiling light, tiled walls.

OUTSIDE

A beautiful wrap around garden, nestled in woodland with a private gate leading out onto the Weavers Way footpath. The garden is a mature garden and has many trees shrubs and flower bed borders, step down to the pathway which leads all round the property. there are also two lovely patio seating areas, outside tap and garden shed.

AGENTS NOTE

The property is Freehold, with mains electricity and water connected, septic tank, has a council band B, has oil fired central heating.

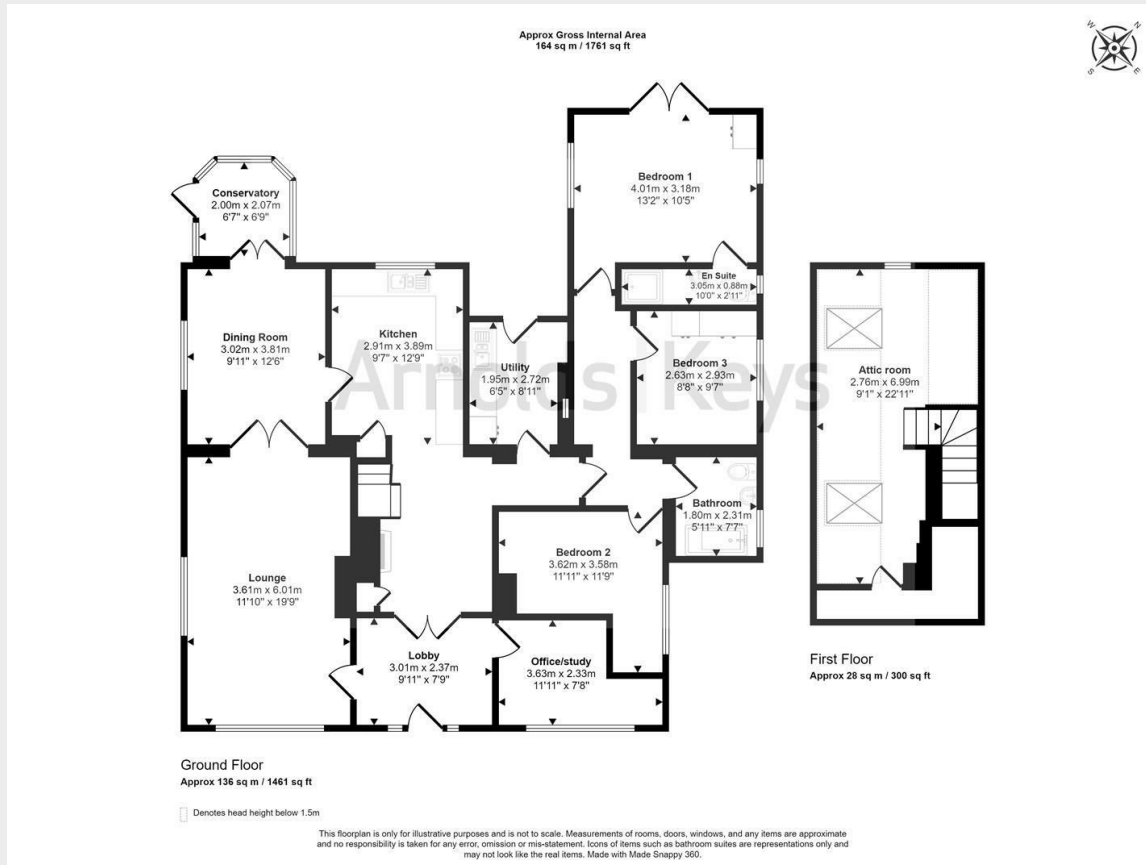


Viewings

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		59	
(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.

