

Arnolds | Keys



The Château Sandy Lane, Cromer, NR27 9JT

Price Guide £475,000

- Detached chalet style
- Kitchen/diner
- Large garden
- Garage
- Gas central heating
- Three bedrooms
- Lounge
- Summer house
- Parking for caravan or motorhome
- Close to town & rail links

The Château Sandy Lane, Cromer NR27 9JT

Located with a short walk to the town centre, bus and rail links, is this Nestled in the charming Sandy Lane of Cromer, this detached chalet-style house is a true gem waiting to be discovered. Boasting three spacious double bedrooms, this property offers ample space for a growing family or those who love to entertain guests.

One of the standout features of this property is the off-road parking available for multiple vehicles, making it convenient for those with a growing car collection or guests arriving for a visit. The additional space for a caravan or motorhome is a rare find and adds to the versatility of this home.

Garden enthusiasts will be delighted by the south-west facing garden, a true haven for those with green fingers. Complete with a charming garden pond, a summer house for relaxing in the warmer months, and a vegetable patch for growing your own produce, this outdoor space is sure to impress.



Council Tax Band: D



ENTRANCE PORCH

Full glazed door to entrance porch with tiled flooring, obscure glazed window to the rear, door to garage and two steps up to front entrance door into the hallway.

SITTING ROOM

Dual aspect room with window to the rear and sliding patio doors to the side garden. Carpet, four wall light points, feature fireplace with inset coal effect gas fire and TV point.

HALLWAY

Doors to all rooms, stairs to first floor, radiator, door to storage cupboard, ceiling light and parquet flooring.

KITCHEN

Dual aspect room with UPVC double glazed windows to the side and rear, range of base and drawer units in light wood with work surface above. Inset stainless steel sink unit with mixer tap over, built in range double oven with five ring gas hob. Provision for wine cooler fridge, dishwasher, and fridge/freezer. Tiled flooring, LED spot lighting, space for dining table and chairs, radiator. Sliding door to shelved pantry and door to rear porch.

REAR PORCH/BOOT ROOM

Door to the rear garden, and side door to the front access. Carpet, ceiling light and window to the side.

GROUND FLOOR BEDROOM

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

BATHROOM

Window to the front. Corner shower cubicle, jacuzzi style bath with mixer shower attachment, low level WC, vanity wash hand basin. Vinyl flooring, LED spot lighting, wall mounted heated towel rail. Extensively tiled walls.

LANDING

Carpet, doors to two bedrooms, ceiling light, door to storage cupboard.

BEDROOM TWO

Dual aspect room with windows to the front and side, giving view over the roof tops towards Cromer town. Carpet, radiator, part restricted head height, vanity wash hand basin and ceiling light.

ENSUITE CLOAKROOM

Low level WC, carpet and ceiling light, corner wash hand basin.

BEDROOM THREE

Dual aspect room with windows to the side and rear giving lovely views over the garden. Carpet, ceiling light, radiator, part restricted head height.

OUTSIDE

The property sits back off the road with a large front garden mainly laid to lawn, mature shrubs and flower borders, brick weave driveway with parking for 4/5 cars, caravan or motorhome, side access with garden shed, door to attached single garage with power and light.

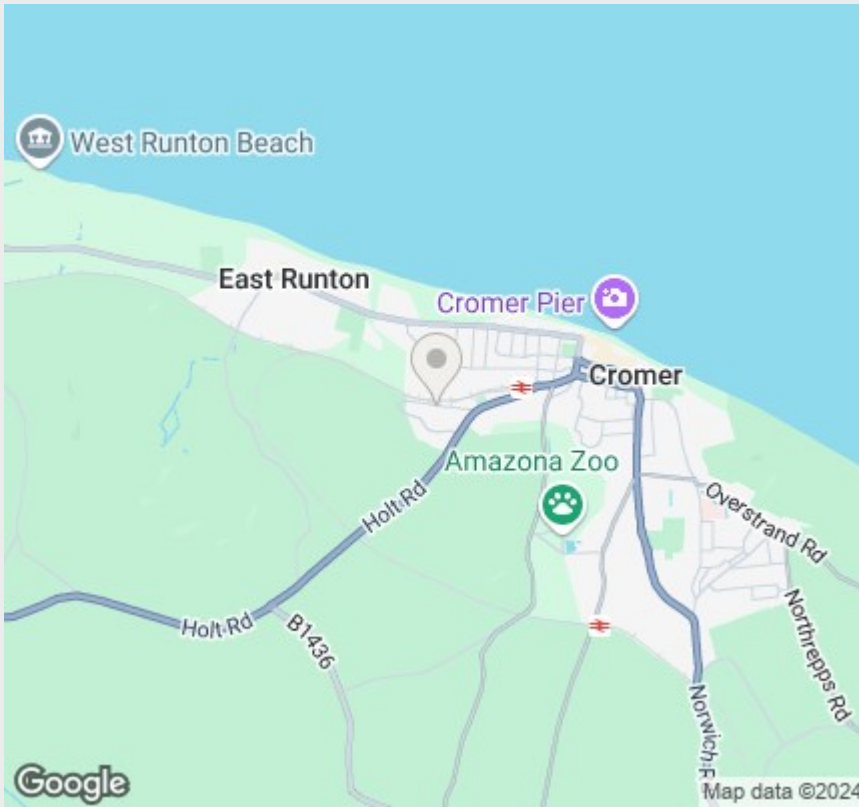
The garden at the rear of the property is south/west facing and is a gardeners delight. A large lawn area with patio seating areas and summer house. Further patio seating area secluded with garden pond and rockery.

Through an arbor and garden gate which then leads to the rear of the garden which previously used to be a large vegetable patch. There is a garden shed, and various fruit trees.

AGENTS NOTE

This is a Freehold property, all mains services are connected along with mains water. It has a Council band D






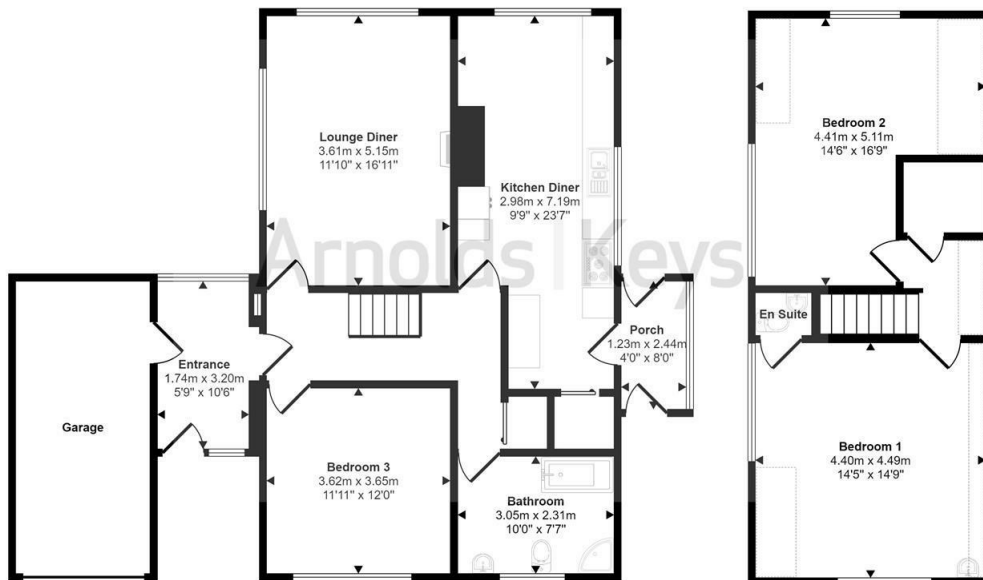
Viewings

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			81
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Approx Gross Internal Area
145 sq m / 1561 sq ft



Ground Floor
Approx 98 sq m / 1053 sq ft

First Floor
Approx 47 sq m / 508 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

