



5 Ridgeway, Cromer, NR27 0HS

Price Guide £425,000

- Detached bungalow
- Kitchen/breakfast room
- UPVC double glazing
- Garage with roller door
- Immaculately presented
- Three bedrooms
- Lounge/dining room
- Gas central heating
- Enclosed gardens to rear and side
- Cul-de-sac Location

5 Ridgeway, Cromer NR27 0HS

Set on the edge of Cromer and enjoying a cul-de-sac location is this immaculately presented detached bungalow offering a perfect blend of comfort and modern living. The property has been extended at the rear to provide a stunning modern kitchen and breakfast room, three bedrooms and a modern shower room. The property has gas fired central heating throughout.

Ridgeway is a highly favoured location towards the southern outskirts of the Town, approximately a mile from the Town Centre. Cromer itself offers a wide range of shops, restaurants and both bus and rail services providing easy access to the city of Norwich.



Council Tax Band: D



HALLWAY

Oak internal doors to all rooms. Laminate wood flooring, door to AIRING CUPBOARD and further storage cupboard. Access to roof space with pull down loft ladder. The roof space is a good space for a hobby room with power and light and Velux roof window.

LOUNGE/DINER

Triple aspect room with UPVC double glazed windows to the front and side with lovely deep window sills and glazed French door opening to the rear garden and patio seating area. Carpet, feature brick fireplace with tiled hearth and wooden mantle over. TV point, radiator, two ceiling light points.

KITCHEN/BREAKFAST ROOM

Beautifully designed and fitted Wren kitchen with a range of base and drawer units, white work surface over and matching wall mounted units with under cupboard lighting. Inset induction hob with extractor hood above, built in double oven. One and half bowl enamel sink unit with mixer tap over, built in dishwasher and provision for washing machine. The kitchen then opens out into the BREAKFAST AREA giving a lovely space for table and chairs, LED spot lighting, vinyl flooring, UPVC double glazed window and door to the side.

BEDROOM ONE

A lovely bright room with UPVC double glazed window to the front aspect, carpet, radiator and ceiling light point.

BEDROOM TWO

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

BEDROOM THREE

UPVC double glazed window to the front aspect

SHOWER ROOM

UPVC double glazed window to the rear, extensively tiled walls and flooring. Walk in shower cubicle with Aqualisa digital remote control shower and glazed screen. Shaver point, vanity wash hand basin with drawers beneath and closed couple WC. Wall mounted heated towel rail, wall mounted touch light mirror, ceiling light and extractor fan.

OUTSIDE

The bungalow is tucked away in the corner plot with gravel driveway and parking for three cars, leading to the attached SINGLE GARAGE with electric roller door, power and light and personal door to the side

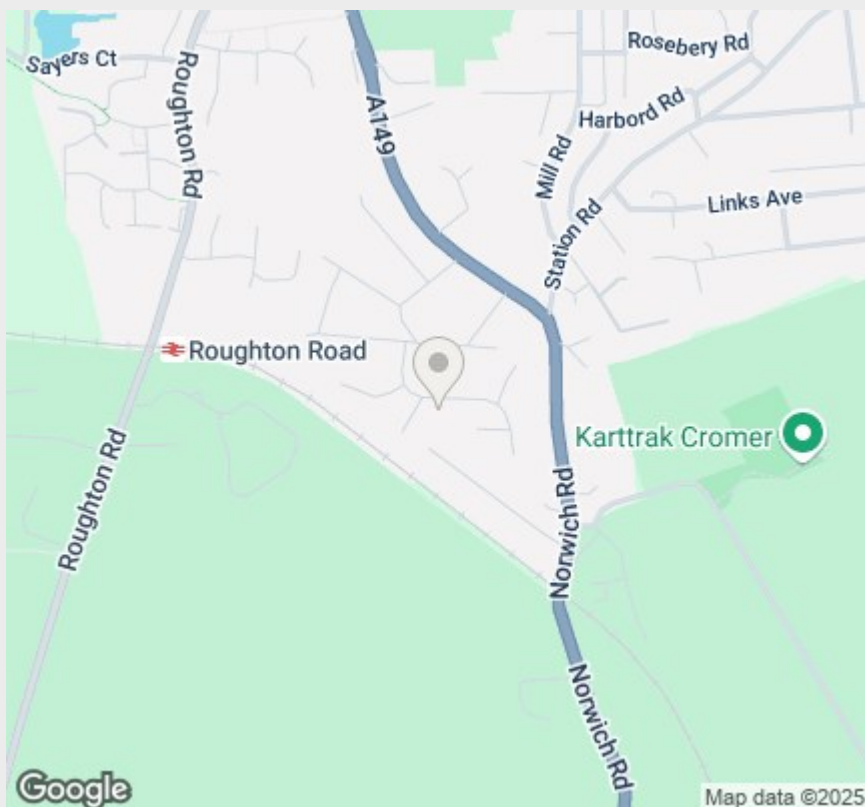
and window to the rear. There is a lawn front garden with mature shrubs and pathway to the front door and access round to both sides of the property with secure gates.

The rear garden is fully enclosed by fencing, there are a range of patio seating areas to catch the morning afternoon and evening sun. Outside lighting, water tap, garden shed, mature trees and flower and shrub borders.

AGENTS NOTE

This is a freehold property, has all mains services connected, gas water, electricity and mains drainage. It has a council tax band D. The central heating boiler was installed in November 2022 and has a 10 year guarantee from date of installation.





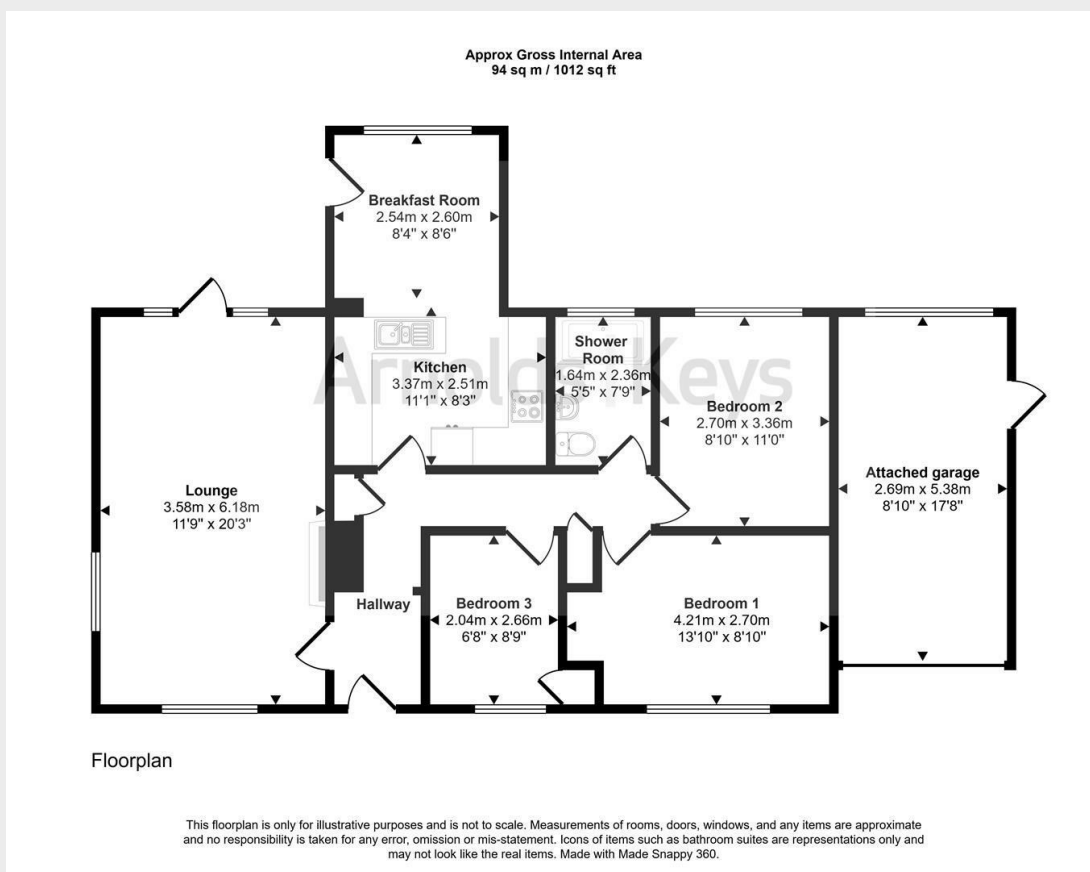
Viewings

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		84
(81-91) B		
(69-80) C	69	
(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 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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