



45 Sandy Lane, Cromer, NR27 9JT

Price Guide £360,000

- Detached House
- Three Bedrooms
- Bathroom & Ensuite
- Garage & driveway parking
- Close to town bus & rail links
- Conservatory
- Built in wardrobes
- Underfloor heating
- Enclosed garden
- No onward chain

45 Sandy Lane, Cromer NR27 9JT

A lovely detached house located on a small area of similar properties. Spacious accommodation with a large conservatory, two further reception rooms, three double bedrooms, family bathroom and Ensuite. To the side of the property is a driveway with parking for three cars and a single garage. An enclosed walled garden to the rear.

An ideal family home located just a short walk to the town centre, beach and train station. The property is offered with no onward chain, gas central heating and UPVC double glazed windows and doors.



Council Tax Band: D



ENTRANCE HALLWAY

Covered entrance with UPVC double glazed door to hall. Laminate wood flooring, underfloor heating, understairs storage cupboard, ceiling light, stairs to first floor, door to kitchen, lounge and cloakroom:

CLOAKROOM

UPVC double glazed window to rear. WC, wash hand basin, laminate wood flooring, ceiling light.

LOUNGE

UPVC double glazed window to the front aspect, laminate wood flooring, feature fireplace with electric fire on marble hearth, two wall light points, door to hallway and french doors opening to:

KITCHEN/DINER

A range of light wood base and wall cupboards with built in gas hob and double oven, single bowl stainless steel sink unit with mixer tap over. Space for dishwasher and undercounter fridge and freezer. Tiled flooring, opening to dining area with laminate wood flooring, ceiling light, sliding patio doors to:

CONSERVATORY

A large conservatory with UPVC double glazed windows to the sides and rear and French doors to garden. Laminate wood flooring, two wall lights.

UTILITY ROOM

Half glazed door to side entrance. Wall mounted gas central heating boiler, single bowl stainless steel sink unit with mixer tap and cupboard beneath, provision for washing machine and fridge. Vinyl flooring and ceiling light.

FIRST FLOOR LANDNG

UPVC double glazed window to the front, carpet, access to roof void, door to airing cupboard, bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed window to the front aspect, carpet, two sets of mirrored built in wardrobes. Carpet, radiator, ceiling light, door to:

ENSUITE SHOWER ROOM

UPVC double glazed window to side. Glazed shower cubicle with sliding door, pedestal wash hand basin, low level WC, vinyl flooring, radiator half tiled walls, ceiling light.

BEDROOM TWO

UPVC double glazed window to rear, carpet, radiator, ceiling light, built in mirrored wardrobe.

BEDROOM THREE

UPVC double glazed window to rear, carpet, radiator, ceiling light and built in mirrored wardrobes.

BATHROOM

UPVC double glazed window to the side. WC, wash basin, panelled bath with mixer shower attachment, radiator, vinyl flooring and ceiling light.

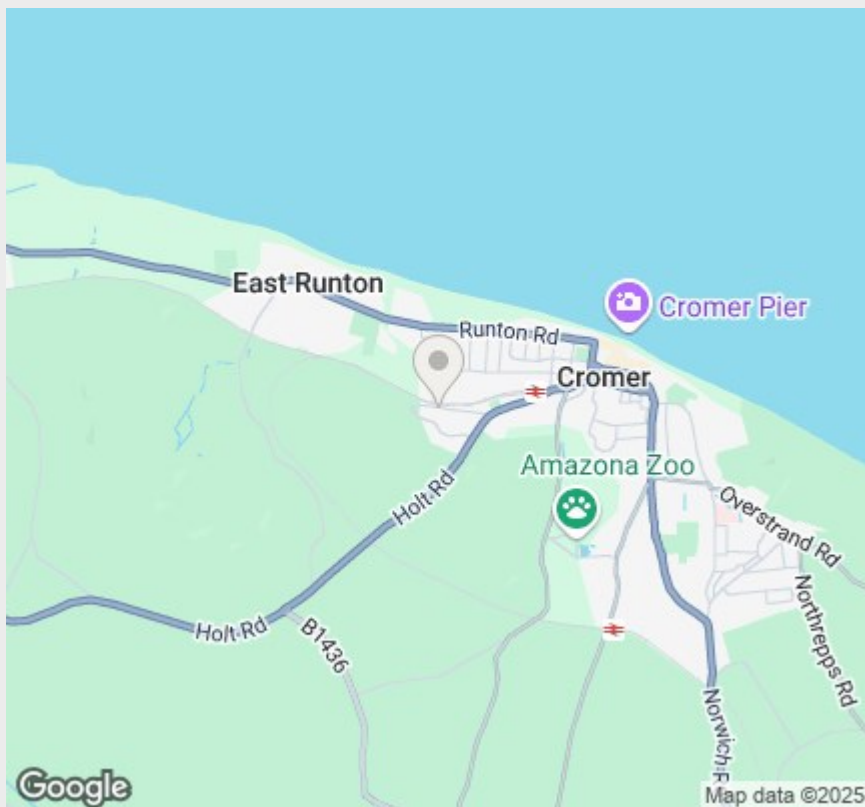
OUTSIDE

Open plan garden to the front with some mature shrubs, path to front door and side gate entrance. Driveway with parking for three cars and a DETACHED SINGLE GARAGE with up and over style door, power and light and personal door into the rear garden. The rear garden is low maintenance with a paved seating area, raised shingled flower bed, pathway leading to the garage and driveway, outside lighting and water tap. Many mature flowers and shrubs.

AGENTS NOTE

This property is freehold, has all mains services connected and has a council tax band D.





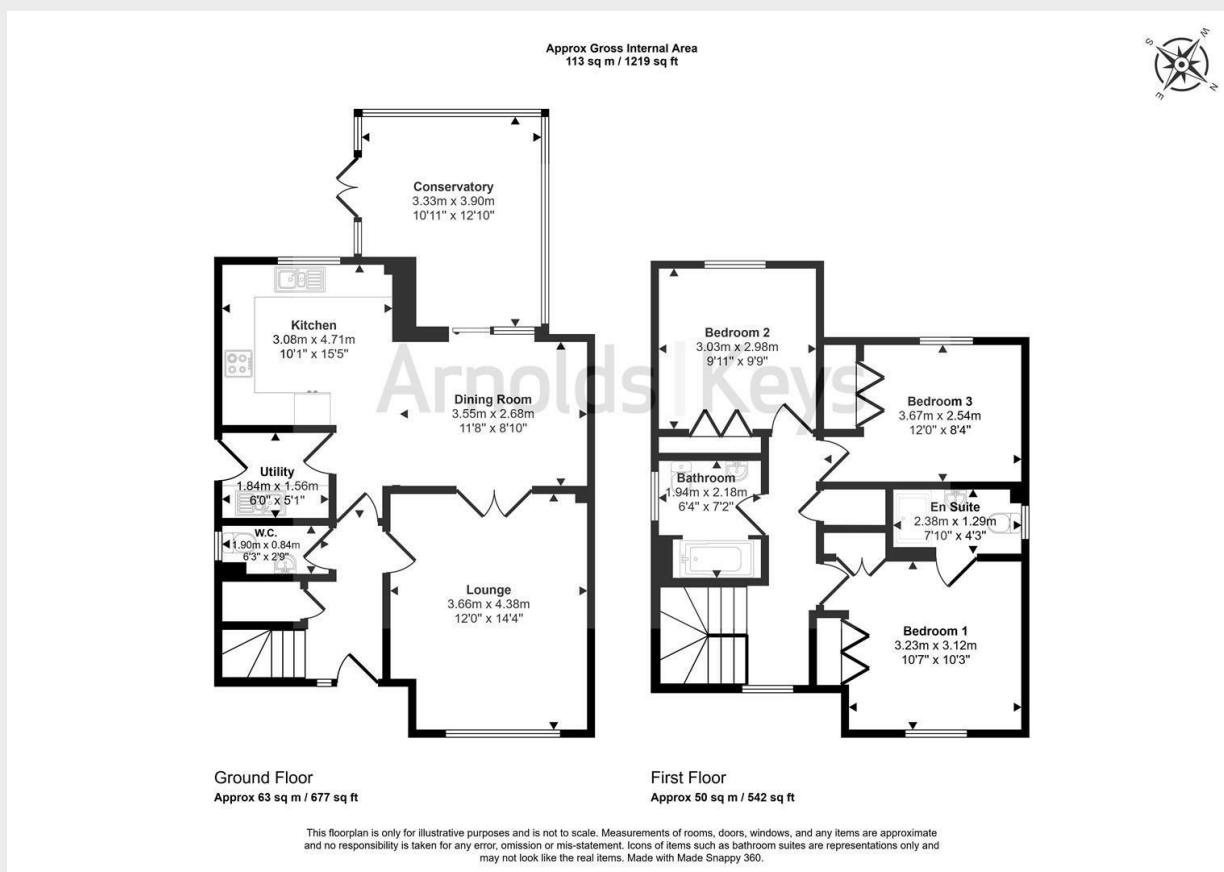
Viewings

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		
(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, 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.

