



St Anthony's, 70 Station Road, Cromer, NR27 0DY

Price Guide £360,000

- No onward chain
- Three bedrooms
- Conservatory
- Easy to manage gardens
- Well presented
- Two reception rooms
- Gas central heating
- Garage and off road parking

St. Anthony's, 70 Station Road, Cromer NR27 0DY

An excellent opportunity to acquire a beautifully presented detached bungalow located towards the outskirts of the Town yet close to the famous Cromer Golf Course, clifftop walks and the lighthouse. The Town centre itself is approximately 3/4 mile distant.

This delightful property is offered with no onward chain and stands in gardens arranged for ease of maintenance. The accommodation has the benefit of full gas fired central heating and also has the addition of a conservatory overlooking the gardens at the rear.



Council Tax Band: D



PORCH

With part glazed composite entrance door opening to:

HALLWAY

Built in coat cupboard, built in shelved linen cupboard, radiator, access to loft space.

LOUNGE

Panelled glass door from the hallway, two aspects to the front and side including a glazed casement door leading to the garden, TV aerial point, two radiators, two wall lights and a wall mounted gas fire, panelled glass door to:

DINING ROOM

Two aspects to the side and rear, radiator, open plan design leading to:

KITCHEN

Comprehensive range of oak faced base and wall cabinets with laminated work surfaces and complementary tiled splashbacks, inset four ring gas hob with filter hood above, built in electric double oven and grill, integrated refrigerator, inset sink unit, UPVC double glazed window to the rear, radiator, further built in cupboard housing gas boiler providing central heating and domestic hot water, glass panelled door from hallway and another opening to:

CONSERVATORY

Of UPVC construction on brick base with glazed doors opening to the rear garden. Tiled floor.

BATHROOM

UPVC double glazed window to the rear. Panelled bath, pedestal hand basin, close coupled WC, bidet and corner shower enclosure with mixer shower. Chrome heated towel rail, part tiled walls.

BEDROOM ONE

UPVC double glazed window to the rear., radiator, built in wardrobe.

BEDROOM TWO

UPVC double glazed window to the front, radiator.

BEDROOM THREE

UPVC double glazed window to the side, radiator.

OUTSIDE

The property is approached over a brick weave driveway leading to the attached GARAGE and providing additional off-road parking. To the left of the garage there is a side gate which leads into the rear of the property and a large area with timber GARDEN SHED and aluminium GREENHOUSE and storage

area, an ideal area to have a vegetable patch or making this a seating area. The garden then wraps round the front, side and rear, which has a lawn area, mature trees, shrubs and flower bed borders. The property also has outside security lighting and outside tap.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D. The property has no onward chain and is available for an early completion if required.





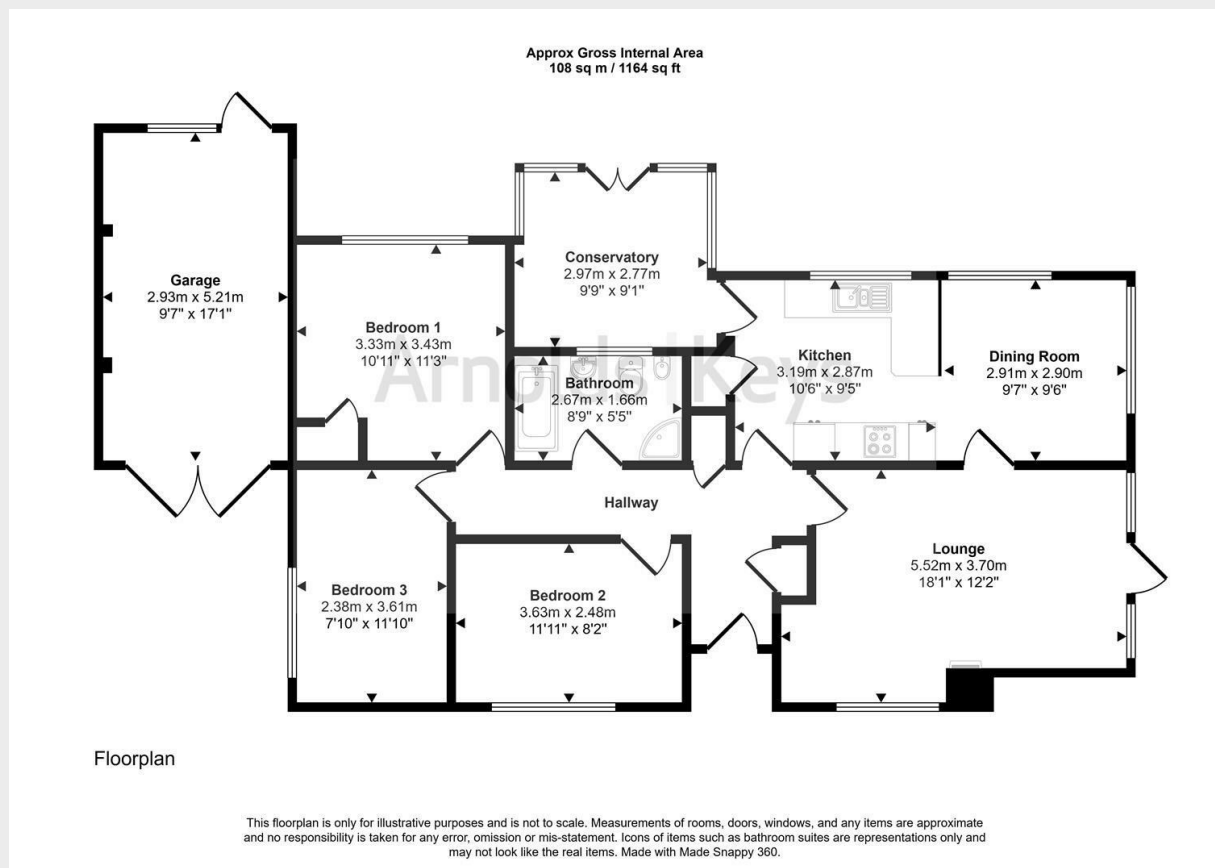
Viewings

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.



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