



Ground Floor:

Part double glazed front door to;

Entrance Hall:

Telephone point. Staircase to first floor. Door to Play room/Study/Bedroom 4, and glazed door to;

Sitting room: 14'4" x 13'4", (4.4m x 4.1m) max.

Telephone point. TV point. Glazed door to;

Kitchen/Breakfast room: 16'1" x 9'0", (4.9m x 2.8m). 1½ bowl sink unit with pedestal mixer tap, set in fitted work surface with tiled surround, and drawers, cupboards, appliance space and plumbing for washing machine under. "Vaillant" wall mounted gas fired central heating boiler – installed in July 2020. Further fitted work surface with tiled splashback, and cupboards under and adjoining tall cupboard unit. Matching range of wall mounted cupboards. Built-in under-stairs cupboard with electric light. Strip light and further centre lights. Glazed door to;

Dining room: 11'2" x 9'5", (3.4m x 2.9m)

3 double wall lights. Twin double glazed doors to rear garden.

Playroom/Study/Bedroom 4: 12'3" x 11'2", (3.7m x 3.4m) max.

Sliding room to;

Fully tiled En-Suite Shower room:

with shower cubicle, hand basin and low level WC.

First Floor:

Landing:

Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch with folding aluminium folding loft ladder to part boarded roof space, with electric light.

Bedroom 1: 12'4" x 9'3", (3.8m x 2.8m).

Bedroom 2: 11'0" x 9'3", (3.4m x 2.8m) max.

Bedroom 3: 9'0" x 7'0", (2.7m x 2.1m) max.

Half tiled Bathroom:

Panelled bath with tap fitted shower over. Pedestal hand basin. Low level WC. Heated towel rail.

Outside:

To the front of the property is an ample gravelled and concrete **car parking space**.

The property stands in a corner plot garden and a pedestrian gate leads from the parking area to the side garden which is well fenced and laid mainly to lawn with attractive flower and rose borders, and shrub beds.

The garden extends to the rear, where there is an aluminium **Garden Store, 9'0" x 7'0", (2.7m x 2.1m)**, further lawn with flower borders, and a hexagonal paved patio area.

Services: All mains services are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.

Tax Band: "B".

