



ROUGHTON ROAD , CROMER, NR27 0HH

£450,000
FREEHOLD

This stunning immaculate bungalow with annexe is a must see. The property is like a show home and consists of entrance hall, fitted kitchen, spacious lounge, dining room, two double bedrooms and a family bathroom. There is a separate entrance into the annexe with shower room and open plan kitchen - bedroom. Ideal for family visits or holiday lets.


HENLEYS
Residential Sales & Lettings

ROUGHTON ROAD

- Detached bungalow with annexe
- Three bedrooms
- Family bathroom
- Shower room
- Fitted kitchen
- Lounge
- Dining room
- Summer house
- Fully enclosed garden to the rear
- Driveway and garden to the front



Cromer

Located on the exceptional residential area of Cliff Avenue, considered the best in Cromer and in the heart of conservation area, is quiet and relaxing yet just a few minutes' walk to the blue flag sandy beach and town. Cromer is a picturesque coastal town with a good selection of shops and restaurants. Dominating the views are the medieval church, which has the highest tower in Norfolk and there is a spectacular Victorian pier, at the end of which is a restaurant and a 500-seat pavilion theatre. The theatre hosts a wide variety of shows, from March to the end of December and is also home to a modern Lifeboat, which is launched from the end of the pier slipway. Cromer is renowned for its award-winning sandy beaches and its famous Cromer Crabs. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors' surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).

Overview

This stunning immaculate bungalow with annexe is a must see.

The property is like a show home and consists of entrance hall, fitted kitchen, spacious lounge, dining room, two double bedrooms and a family bathroom. There is a separate entrance into the annexe with shower room and open plan kitchen - bedroom. Ideal for family visits or holiday lets.

Entrance hall

uPVC double glazed door to the front, high spec laminate flooring, radiator and loft access.

Lounge

uPVC double glazed window to the front and side, high spec laminate flooring and built in shelving and cupboard. Opening into dining room.

Diner

uPVC double glazed window to the front, high spec laminate flooring and radiator.

Kitchen

uPVC double glazed window to the rear overlooking the garden. Wall and base units, part tiled, worktops and stainless steel sink drainer. Built in oven and hob, space and plumbing for washing machine and dishwasher and wall mounted gas boiler. Tiled flooring and radiator.

Bathroom

uPVC obscure glazed window to the side, WC, enclosed wash hand basin with cupboard below, bath with shower over and glass screen, part tiled, radiator, wall mounted towel holder and wall mounted vanity unit. Tiled floor.

Bedroom

uPVC double glazed window to the rear, radiator and high spec laminate flooring.

Bedroom

uPVC double glazed window to the rear, radiator and built in wardrobes, high spec laminate flooring .

Annexe

Separate entrance from the front and rear. Open plan bedroom, beautifully fitted kitchen with breakfast bar, high spec laminate flooring, radiator and built in wardrobe.

Shower room - uPVC double glazed window to the side, tiled floor, enclosed wash hand basin with built in cupboard, WC, shower cubicle, wall mounted heated towel rail, vanity unit, heater and extractor fan. Tiled floor.

Hallway has access to rear garden with patio area.

Outside

To the front of the property is a shingle driveway with ample parking, lawned area and shrubs and borders.

To the rear, the garden is fully enclosed, patio area, part shingled and lawned area with shrubs and borders.

Summer house has power with double socket and the shed has light.

Agents note

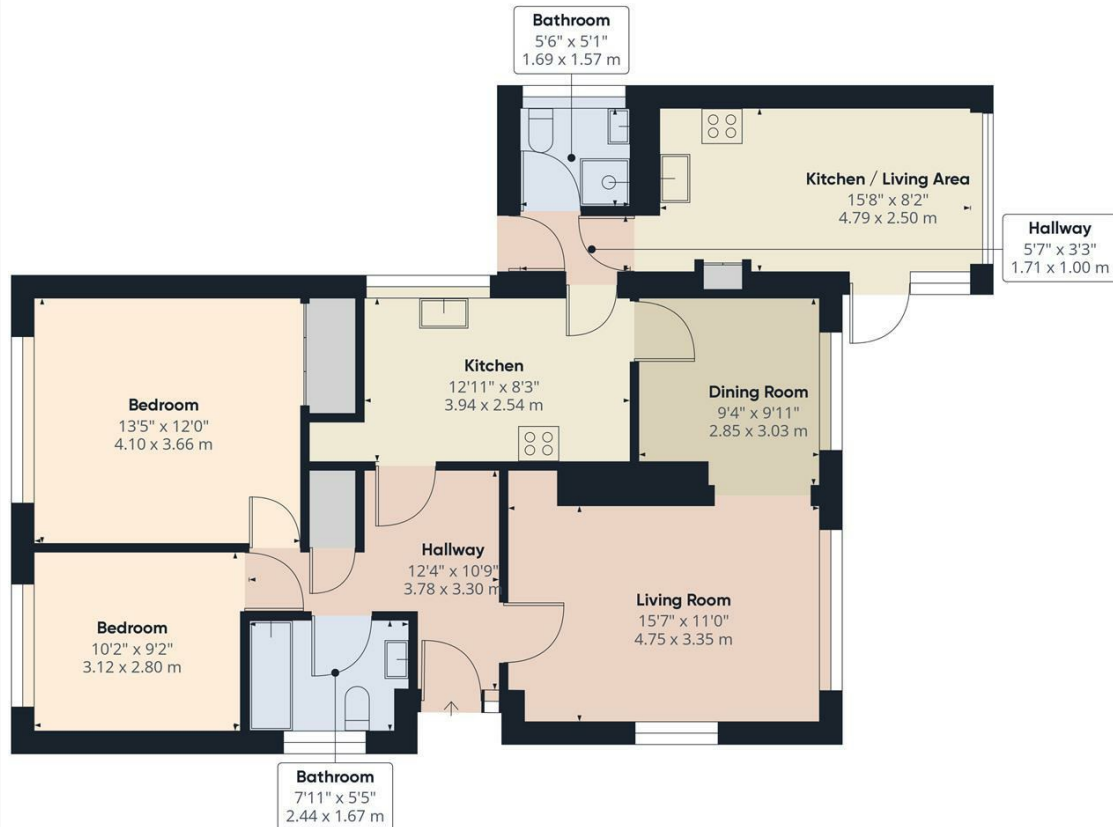
mains gas, electric & water

Council tax band D

EPC TBC

9 ROUGHTON ROAD





Approximate total area⁽¹⁾
 995.2 ft²
 92.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	