



## VAUGHAN CLOSE

CROMER, NR27 0FE

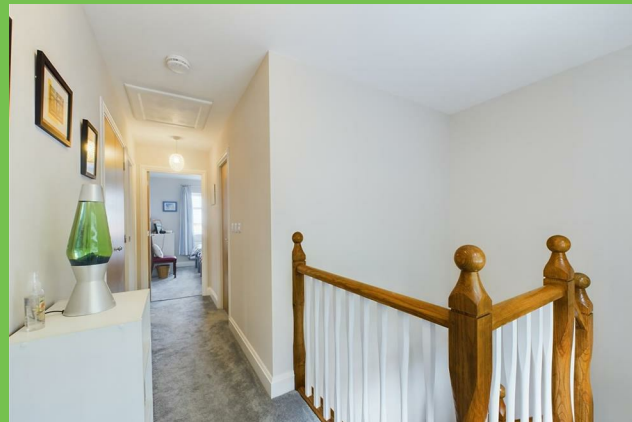
£425,000  
FREEHOLD

This stunning semi detached 3 bedroom house was built by the well respected local developers Norfolk Homes. Currently a family home, it has flexible living areas, a delightful rear garden, a garage and further parking. Located just a short walk to the town centre, it is presented to a very high standard throughout.

  
Residential Sales & Lettings

# VAUGHAN CLOSE

- Norfolk homes property
- Immaculate Throughout
- Three double bedrooms
- Master with en-suite
- Family bathroom & Cloakroom
- Spacious Kitchen/Diner
- Seperate utility
- Living room
- Garage and parking
- Viewing Highly Recommended



## Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast, which became a resort in the early 19th century with some of the rich Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

## Overview

This stunning semi detached 3 bedroom house was built by the well respected local developers Norfolk Homes. Currently a family home, it has flexible living areas, a

delightful rear garden, a garage and further parking. Located just a short walk to the town centre, it is presented to a very high standard throughout.

## Entrance hall

Door to the front, tiled flooring, under stairs storage, stairs to the first floor, doors to the lounge, kitchen/diner and cloakroom, under floor heating.

## Cloakroom

Double glazed window to the side, wash hand basin with splash back tiles, WC, spotlights and tiled flooring.

## Utility room

Tiled flooring, base units with space and plumbing for washing machine and tumble dryer, worktops and wall mounted gas central heating boiler. Spot lights and door to access side and rear of the property.

## Kitchen - diner

Stunning open plan kitchen/diner, double glazed window to the rear and French doors leading to the rear garden. Tiled flooring spotlights and door into the utility room. The kitchen has wall and base units, Bosch integrated appliances including built in fridge/freezer and dishwasher. there is a five ring gas hob with built in oven and extractor fan. The kitchen is open plan into the dining room making it a social room for entertaining.

## Lounge

Double glazed window to the front, underfloor heating, fireplace with electric fire and carpet. Double doors into kitchen/diner.



### Landing

Double glazed window to the front, carpets, radiator, large airing cupboard, loft access and doors off to bedrooms and bathroom.

### Master Bedroom

Double glazed bay window to the front, radiator, carpets, built in wardrobes and door leading to Ensuite.

### Ensuite

Shower cubicle, built in shelving, shaver point, part tiled, chrome heated towel rail, spotlights, enclosed WC and wash hand basin with built in cupboard.

### Bedroom

Double glazed bay window to the rear, radiator, carpets, built in wardrobe.

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Double glazed bay window to the rear, radiator, carpets, built in wardrobe.

### Bathroom

Double glazed window to the side, bath with shower and glass screen, built in shelving, shaver point, part tiled, chrome heated towel rail, spotlights, enclosed WC and wash hand basin with built in cupboard.

### Garage

Power and lights.

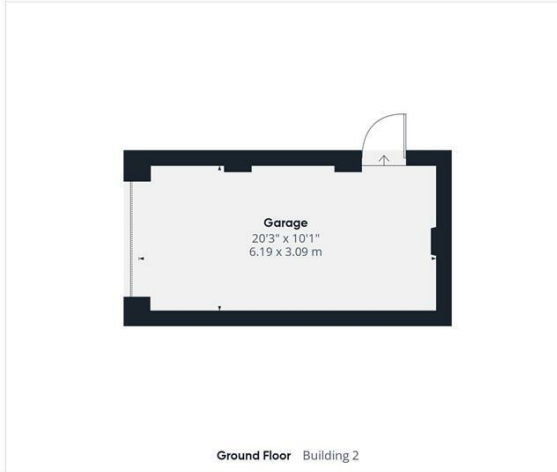
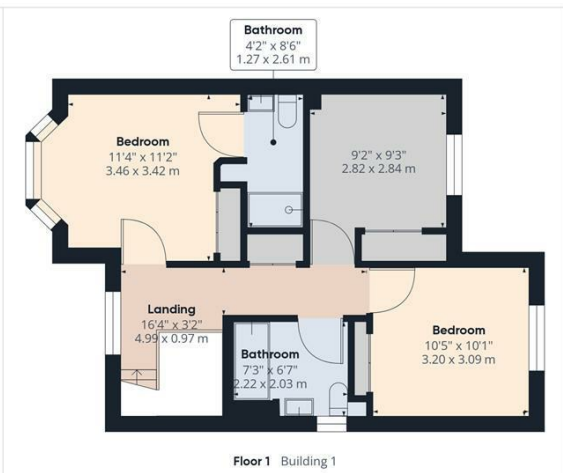
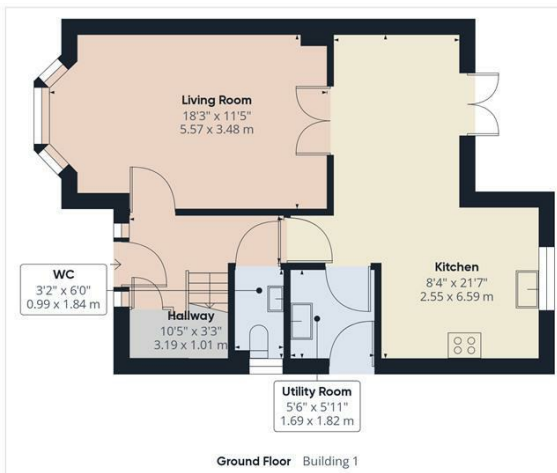
### Outside

Fully enclosed garden to rear, mainly laid to lawn with patio area and door to access the garage. To the front of the property there is ample parking for at least three

cars.

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Approximate total area<sup>(1)</sup>  
 1287.47 ft<sup>2</sup>  
 119.61 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements