



**6A ARBOR ROAD**  
**CROMER, NR27 9DW**

**£625,000**  
**FREEHOLD**

Positioned in one of Cromer's most sought after locations, is this brand new 3 bed detached bungalow built by local and renowned developers A.G. Brown. With light and airy rooms, gardens, ample parking and a garage just a short walk to the town centre. Early viewing is highly advised.

**H**  
**HENLEYS**  
Residential Sales & Lettings

## 6A ARBOR ROAD

- Brand new build
- 3 bedrooms (1 en-suite)
- Great location for the town
- Ample parking
- Garage
- Gardens
- High specification
- Ready now!



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### OVERVIEW

Arbor Road is one of the towns most sought after residential locations. This beautiful and spacious 3-bed new build bungalow ticks all the boxes. With well proportioned, light and airy rooms, ample parking, gardens and a garage, this would make a lovely home. The town is just a short walk away. The property has been built to the highest and latest specifications.

### FIRST IMPRESSIONS

To the front of the property is a shingled driveway with ample parking for a number of average size vehicles. To one side of the driveway is a single brick built garage with an up and over door and side access door. A sloping pathway leads to the main entrance located to the side aspect. Steps lead down to the south facing patio area. There are footpaths to either side giving access to the rear garden. Various raised lawned areas.

### MAIN ENTRANCE

The main entrance opens to a wide hallway which has oak engineered wood flooring. From the hall, solid oak doors open to the lounge, the kitchen, the three bedrooms and the family bathroom. Built-in cloak

cupboard and inset ceiling downlighting.

### LOUNGE

The lounge has two double glazed windows to each side and a large patio sliding door opening onto the south facing patio. Above the patio doors is a grand triangular window which allows natural light to pour in. Multiple electric sockets, satellite points and carpeted flooring.

### KITCHEN & UTILITY ROOM

The well equipped kitchen has a good range of base and wall mounted units (with downlights) with wide worktops, breakfast bar and inset sink and draining board. Integral appliances include a five ring gas hob with recessed extractor and downlight over, a double electric oven, fridge and freezer and grill and a dishwasher. A door opens to the utility room. Double glazed window to the side aspect.

UTILITY ROOM: There are a series of storage cupboards and a work surface with an inset sink and draining board. Built-in washing machine and gas boiler. A glazed uPVC door opens to the side pathway.

### BEDROOMS

There are three double bedrooms with the master having its own built-in wardrobe and en suite shower room. All bedrooms have carpeted flooring.

### FAMILY BATHROOM

A three piece suite with a "P" shaped bath and twin shower head over, dual flush WC and a vanity wash hand basin. Dual voltage shaver point and chrome towel rail heater. Tiled flooring and splash-backs.



## GARDENS

To the front of the property is a large south facing patio with raised lawns which continue to the left hand side.

To the rear is a further lawned area which runs the full width of the property. Footpaths to both sides lead to the rear garden.

## HEATING

The property has gas fired under floor heating throughout with each zone having its own wi-fi programmable thermostats.

## SERVICES

Mains gas and drainage.

## TENURE

The property is freehold and is being sold with no upward chain.

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### ADDITIONAL INFORMATION

**Local Authority** – NNDC

**Council Tax** – Band D

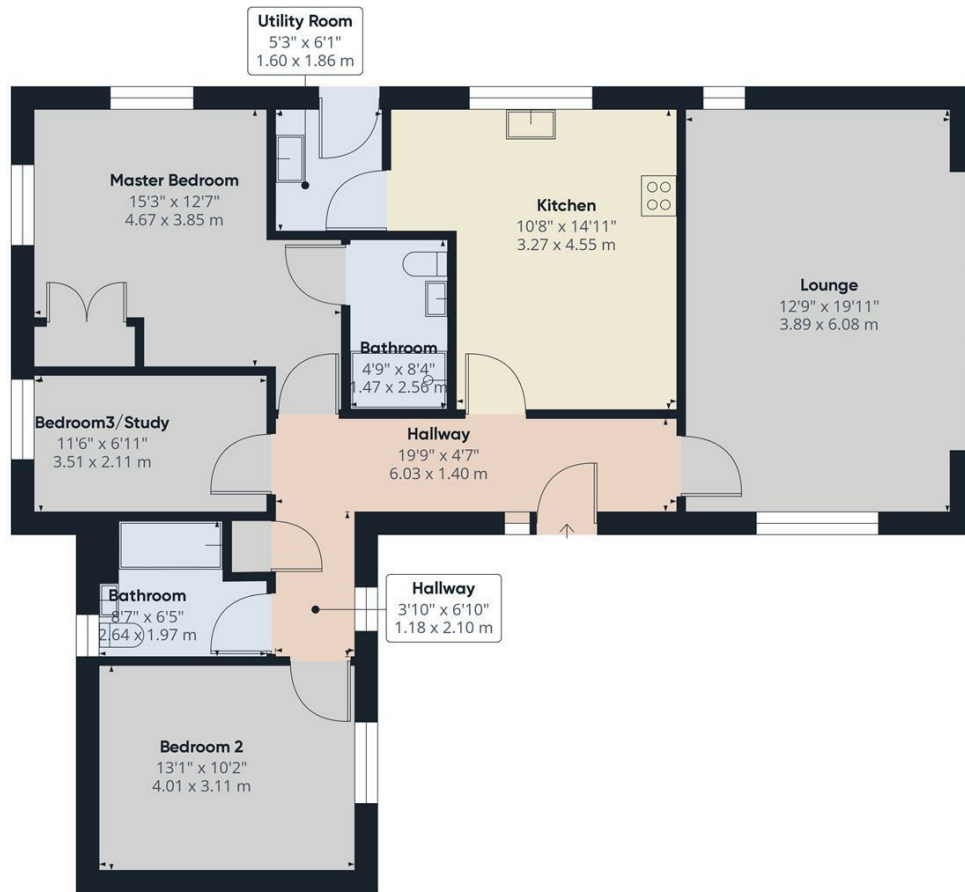
**Viewings** – By Appointment Only

**Floor Area** – 1093.00 sq ft

**Tenure** – Freehold







Approximate total area<sup>(1)</sup>  
 1093.03 ft<sup>2</sup>  
 101.55 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 |           |