



COMPIT HILLS

CROMER, NR27 9LJ

£400,000
FREEHOLD

Compit Hills is a quiet residential area of Cromer ideally situated for Roughton Road train station and under a mile from Cromer town centre.

This immaculate two bedroom detached bungalow is stunning throughout. The property consists of two double bedrooms, family bathroom, contemporary fitted kitchen with pantry, lounge-diner, summer room and integral garage.

Deck area to the rear and beautiful gardens.

Viewing to this property is highly recommended.


HENLEYS
Residential Sales & Lettings

COMPIT HILLS

- Stunning detached bungalow
- Two double bedrooms
- Family bathroom
- Contemporary fitted kitchen with pantry
- Large lounge diner
- Garden room
- Integral garage
- Fully enclosed garden to the rear
- Driveway to the front
- 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

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This immaculate two bedroom detached bungalow is stunning throughout. The property consists of two double bedrooms, family bathroom, contemporary fitted kitchen with pantry, lounge-diner, summer room and integral garage.

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Viewing to this property is highly recommended.

Side entrance hall

Upvc door, carpets, radiator with cover, loft access and built in cloaks cupboard.

Kitchen

Modern sleek white gloss kitchen with wooden worktops, wooden flooring, part tiled, NEFF built in double oven and induction hob with extractor fan. Integrated fridge freezer & washer dryer . Ceramic sink drainer and built in pantry.

Lounge - Diner

Double glazed window to the side, carpets, radiators and fitted ceiling lights. Patio doors leading rear garden and to raised deck area.

Family bathroom

Double glazed obscure glazed window to the side, fully tiled, bath with shower over and glass screen, wash hand basin and WC with built in cupboards. Chrome heated towel rail, spot lights and wall mounted vanity unit with built in lights.

Bedroom

Double glazed window to the front, carpets, radiator and built in wardrobes.

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Entrance hall

Upvc door leading into hall area with door into kitchen. Wood effect flooring, double glazed window to the side. Door leading to hallway, summer room, rear garden and integral garage,

Hallway

Wood effect flooring door into garden room, rear garden and integral garage.

Garden room

Upvc double glazed windows to the sides and rear and door leading to garden and patio. Internal door into the garage. Wood effect flooring

Garage

Integral garage with power lights and up and over door.

Outside

Fully enclosed garden to the rear with patio area, raised deck with retractable electric garden awning, lawned garden with shrubs and borders. There is a workshop to the side of the garage along with a wooden shed.

There is a gate to the side to access the front of the property.

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

Agents note

Mains gas electric water

Council Tax C

EPC Current - 48E - Potential 87B

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Approximate total area^①
1122.46 ft²
104.28 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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	