





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.



COMPIT HILLS

Stunning detached bungalow • Two double
 bedrooms • Family bathroom • Contemporary
 fitted kitchen with pantry • Large lounge
 diner • Garden room • Intergral 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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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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Mains gas electric water
Council Tax C
EPC Current - 48E - Potential 87B

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

33 COMPIT HILLS

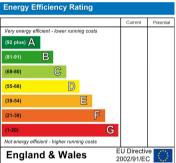














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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements