



## ROUGHTON ROAD CROMER, NR27 9LQ

£475,000  
FREEHOLD

This semi detached property lies on the outskirts of Cromer within a couple of minutes walk from Roughton road Train station making commuting a dream. The property would make a fantastic family home and is easily accessible to the local schools and town centre both of which are under a mile away.

This immaculate home has four double bedrooms, three reception rooms, fitted kitchen breakfast room, cloak room and a family bathroom. There is a large utility room, integral garage and fully enclosed mature gardens to rear. To the front there is parking for approximately 5 cars.

Viewing highly recommended

**H**  
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Residential Sales & Lettings



# ROUGHTON ROAD

- Four double bedrooms
- Three reception rooms
- Immaculate throughout
- Fitted kitchen with breakfast bar
- Cloakroom, family bathroom & ensuite
- Garage and large driveway
- Stunning rear garden
- Fantastic family home
- Close to train station
- 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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property would make a fantastic family home and is easily accessible to the local schools and town centre both of which are under a mile away.

This immaculate home has four double bedrooms, three reception rooms, fitted kitchen breakfast room, cloak room and a family bathroom. There is a large utility room, integral garage and fully enclosed mature gardens to rear. To the front there is parking for approximately 5 cars.

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## Entrance Porch

Door to the front with double glazed windows to the front door into main hallway.

## Entrance hall

Door to the front, carpets, wall mounted light, stairs to the first floor and doors off.

## Office - Ground floor bedroom

Double glazed window to the front, carpets and radiator.

## Large open plan Lounge - Dining room

Dining area- Double glazed doors leading into conservatory and double glazed door to rear patio and garden, carpets, radiator and wall mounted spotlight.

Lounge - Double glazed bay window to the front, carpets, radiator and fireplace with wooden mantle with electric wood burner effect fire.

### Conservatory

UPVC conservatory with vaulted ceiling, carpets and stunning views over the garden and fields beyond.

### Kitchen

Double glazed window to the rear, wall and base units, stainless steel sink drainer, built in oven and grill and built in gas hob with extractor fan. Worktops, wall mounted gas central heating boiler, splashback tiled, spotlights, space and plumbing for washing machine and breakfast bar.

### WC

Part tiled, WC and wash hand basin.

### Large utility room

Extremely large utility room with door to the front, door to the garden and door into integral garage. wood effect flooring, wall and base units and sink drainer.

### Landing

Carpets, wall mounted lights, loft access and airing cupboard.

### Bedroom

Double glazed windows to the front, carpets and radiator.

### Ensuite

Double glazed window to the side, WC, wash hand basin and shower cubicle.

### Bedroom

Double glazed window to the rear, carpets and radiator.

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### Bedroom

Double glazed window to the front, carpets and radiator.

### Bathroom

Double glazed window to the rear, part tiled WC, wash hand basin, bath and shower cubicle.

### Garden & Garage

The property is set back from the road with plenty off parking for approximately five cars. To the front is a large raised vegetable patch with shrubs and borders.

The rear garden is stunning and set in mature grounds with a patio area and uninterrupted field views.

The garage has power, lights and electric door roller door.

### Agents note

Mains, gas electric, water & drainage

EPC - TBC

Council tax band - B

## 221 ROUGHTON ROAD





Approximate total area<sup>®</sup>  
 1871.33 ft<sup>2</sup>  
 173.85 m<sup>2</sup>

Reduced headroom  
 164.47 ft<sup>2</sup>  
 1.42 m<sup>2</sup>

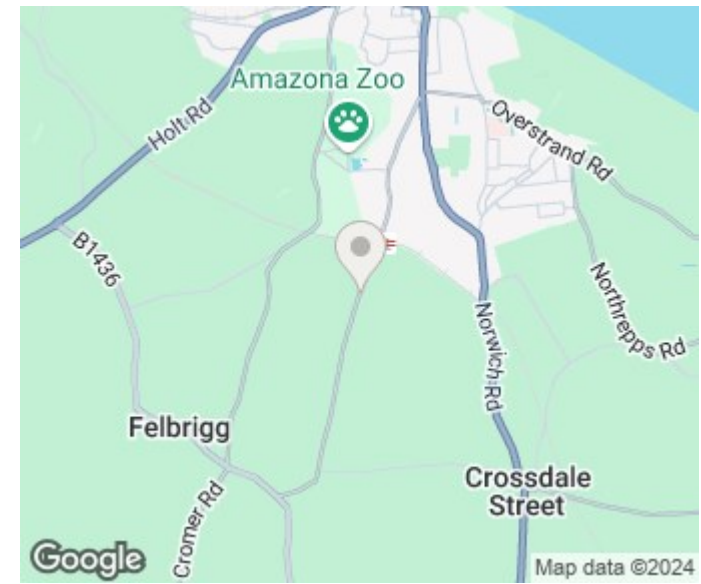
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	