



COLNE PLACE

CROMER, NR27 9DR

£595,000
FREEHOLD

Situated ideally for the town in a very desirable residential area is this beautifully kept 3 bed detached bungalow built by the highly reputable local developers, A. G . Brown Ltd. Built to the highest standard and specification, with ample parking space, detached garage and enclosed rear, south facing garden, this is a rare opportunity to acquire this brand new and beautiful residence in a popular but very quiet location.

HENLEYS
Residential Sales & Lettings

COLNE PLACE

- 3 bedrooms (1 en-suite) • Open plan kitchen/diner • South facing and enclosed garden • 2 years into 10 year NHBC warranty • Very high specification and finish • Superb location for the town • Ample parking • Views of Cromer Church & Lighthouse • Large detached garage with power/lighting • Quiet cul-de-sac area



Cromer

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for its Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

Overview

Built by one of the most respected developers in the area, with a rich history of quality builds, is this amazing 3 bed detached bungalow in one of Cromer's most sought after residential areas. With attention to detail, it has a contemporary feel with light and airy rooms, a south facing garden, ample parking and just a short walk to the town centre. Rarely do such properties come to the market, so close to the town.

First Impressions

The property sits at the end of a cul-de-sac with no passing traffic. To the front of the property is a shingled driveway with space for 3/4 average size vehicles. To the right of the drive is an oversized garage with an up and over door, a rear access door, lighting and power points. A sloping footpath especially designed with mobility in mind, leads to the main entrance. Shingled footpaths to both sides lead to the rear garden. The property has an underfloor heating system throughout.

Hallway

Open the front door into a spacious and light hall. From the hall, oak doors open to the kitchen/dining room, the three bedrooms, the family bathroom and the lounge. Engineered oak flooring throughout.

Lounge

An amazing and spacious room with light pouring in through windows to the rear aspects and roof mounted Velux skylights with remote operated blackout blinds. French doors open to the rear garden and patio. Satellite points and multiple electric sockets. Wall mounted up/downlighting, pendant lighting. Carpeted flooring.

Kitchen/Dining Room

Double glazed windows to the front aspect with a vaulted ceiling and Velux skylights. The kitchen area has a full range of base and wall mounted units with stone worktops over and an inset sink and draining board.

Integral appliances include a gas/electric range cooker with a stainless steel extractor hood over, built-in fridge and freezer and a dishwasher. Engineered oak flooring and oak door to the Utility Room.

Utility Room

Double glazed window to the side aspect and uPVC glazed door opening to the side passage. Range of base units with worktops over. Integral washing machine.

Bedrooms

There are three bedrooms. The master double bedroom has a built-in wardrobe and an en-suite shower room with WC, walk-in shower and wash hand basin with electric shaver point and tiled flooring and chrome towel rail heater.

The further two bedrooms consist of one double and one single room/study. Carpeted flooring in each room.

Family Bathroom

A spacious bathroom has a three piece suite with a bath with shower over, dual flush WC and vanity wash hand basin. Tiled flooring, chrome towel rail heater, extractor fan and electric shaver point.

Garden

The south facing rear garden is laid to lawn and has a patio area directly outside the lounge.

Garage

An oversize single garage with an up and over door, lighting and power points.

Heating

The property has a gas fired under floor heating system throughout with zone thermostats which can be linked to the internet for individual programming.

NHBC Guarantee

The property is 2 years into a ten year guarantee through NHBC.

Council Tax

Council Tax Band D

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Ground Floor Building 1

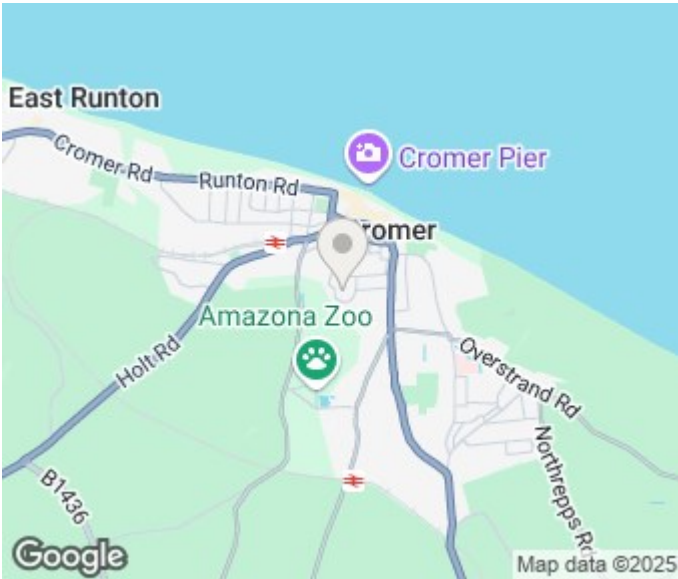
Approximate total area[®]
1165.41 ft²
108.27 m²

(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		89
(81-91) B	80	
(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	