



## BURNT HILLS

CROMER, NR27 9LW

£349,995  
FREEHOLD

This link detached three bedroom bungalow in the sought after location of Burnt Hills, Cromer comprises of living/dining room, kitchen, sunroom, family bathroom, the aforementioned three bedrooms and a garage. There is a beautiful outside space to the rear with both lawned area and raised patio area. Space for three cars in the driveway plus a garage for a further parking space.

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## BURNT HILLS

- Sought after area of Cromer
- Close to transport network
- Quiet location
- Close to schools
- Close to Doctors Practice and Hospital
- Detached Bungalow
- Three Bedroom
- Off road parking
- Garage



### Cromer

As featured in The Times "Cromer has been voted number 2 hotspot to invest in the country"

Cromer Pier has been voted pier of the year.

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.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer.

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

This link detached three bedroom bungalow in the sought after location of Burnt Hills, Cromer comprises of living/dining room, kitchen, sunroom, family bathroom, the aforementioned three bedrooms and a garage. There is a beautiful outside space to the rear with both lawned area and raised patio area. Space for three cars in the driveway plus a garage for a further parking space.

### Entrance Porch

Enter through a obscured glazed sliding door to the porch area with tiled floor and further obscured glazed door to the hallway.

### Hallway

Obscured glazed door from the porch area, wall mounted radiator, heating controls, ceiling lights, glazed wall between hallway and living room with shelved area below, double doors to storage cupboard, doors to family bathroom, bedroom one, bedroom two, obscured glazed door to living room, loft hatch (with collapsible ladder) and wood effect laminate flooring through hallway.

### Living/Dining Room

Window to rear aspect (into sunroom), wall mounted radiators, electric fire and fireplace hearth with quarry tiles, TV point, phone point, carpeted floor and

obscured glazed doors to kitchen and hallway to sunroom/bedroom three.

### Kitchen

Double glazed window to side aspect, obscured glazed door to external side of building, wall and base units, natural effect laminate worktop, stainless steel sink with drainer and mixer tap, integrated NEFF oven, electric hob with integrated extractor over, built in storage cupboard housing boiler and water tank, space for fridge freezer, space for under counter fridge, space and plumbing for washing machine, tiled splashback and wood effect vinyl flooring.

### Family Bathroom

Obscured double glazed window to side aspect, decorative floral basin and pedestal, dual flush cistern and pan with floral pattern, wall mounted mirror, mirrored wall cabinet, walk in shower enclosure with rainfall head and riser rail handset, wall mounted radiator, shower boarding inside shower enclosure, two tone tile to all other bathroom walls and tiled floor.

### Bedroom One

Double glazed window to front aspect, wall mounted radiator, TV point, built in storage/wardrobe and carpeted floor.

### Bedroom Two

Double glazed window to front aspect, wall mounted radiator and carpeted floor.

### Hallway

From the living room with doors to Sunroom, Bedroom Three and Garage. Carpeted floor.

### Sunroom

Through a glazed door from the hallway into the sunroom. Double glazed window and french doors to the rear aspect, window to living/dining room area, fitted ceiling and window blinds, exposed brick walls and carpeted floor.

### Bedroom Three

Sliding doors to side aspect lead to garden, wall mounted radiator, TV point, sliding door mirrored build in wardrobe and carpeted floor.

### Garage

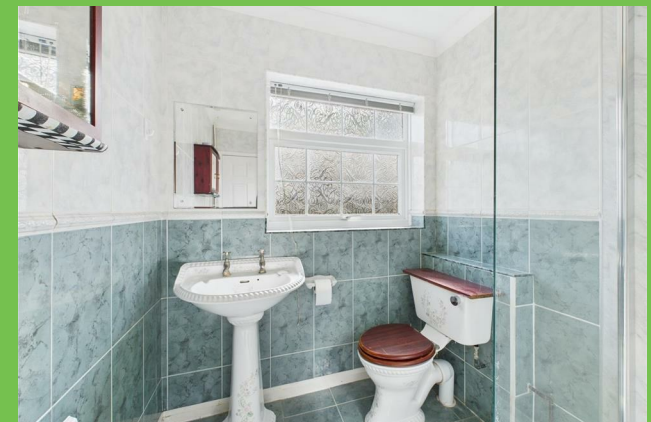
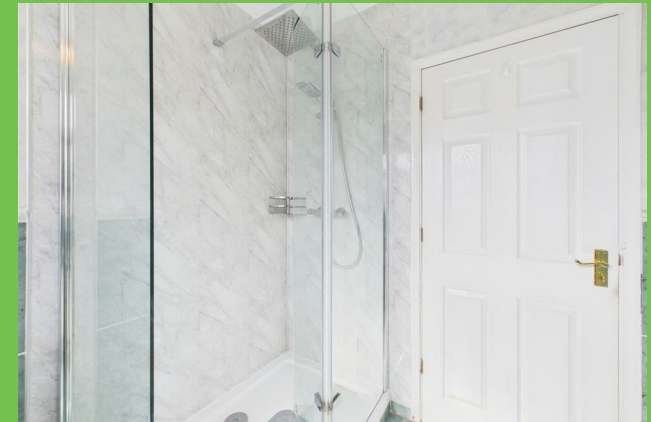
From the hallway into a garage with shelving and housing the meters and fuse box. A manual up and over door to the front aspect.

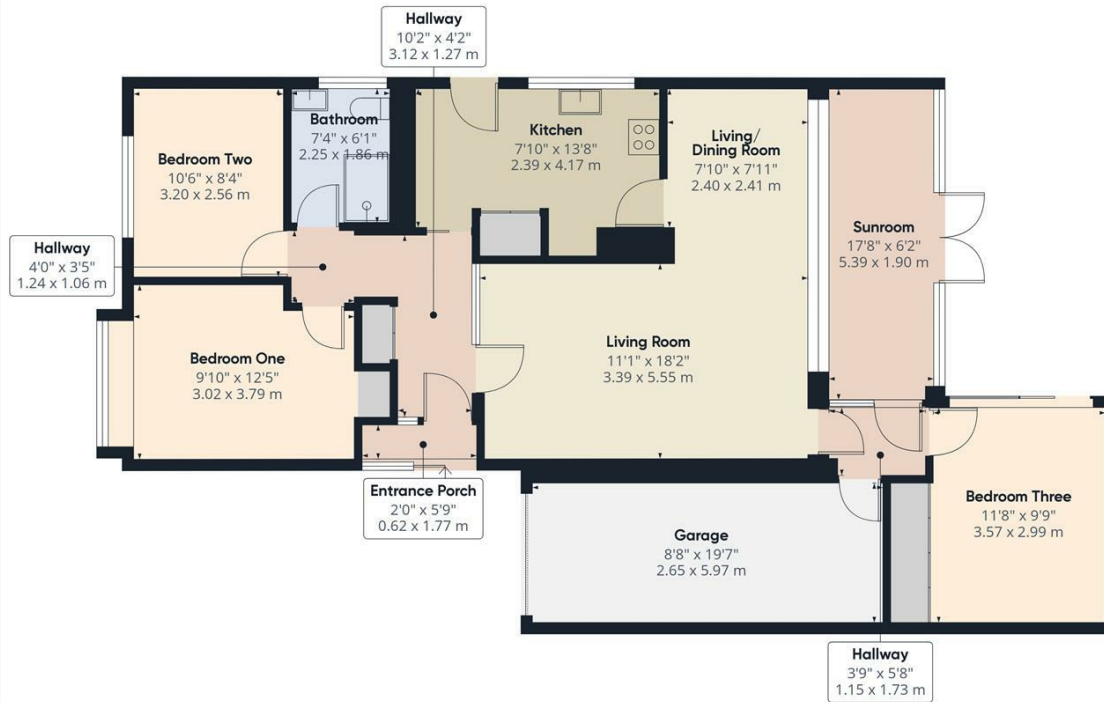
### Outside

To the front of the property is a gravelled area with bushes to the edge. A wall to the very front of the property and brick paving walkway and driveway. There is a path to the left hand side of the bungalow leading to the rear garden.

The rear garden has a lawned area and raised patio area as well as a shed and various plants to the border.

## 75 BURNT HILLS





Approximate total area<sup>m</sup>  
1171.11 ft<sup>2</sup>  
108.8 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	