



## ROUGHTON ROAD

CROMER, NR27 9LQ

£550,000  
FREEHOLD

This "CHAIN FREE" detached house lies in a residential area of the sought after seaside town of Cromer and within walking distance to Roughton road train station..

This beautiful family home has been loved by the current owners for many years.

The property consists of three reception rooms, kitchen breakfast room, large garden room, 4/5 bedrooms and 3 bathroom/shower rooms.

The gardens are stunning ideal for a family or keen gardeners. There is large garage and parking for 6 cars to the front.

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## ROUGHTON ROAD

- Chain free • Detached family home • Three reception rooms • Kitchen / breakfast room • Stunning garden room • Beautiful gardens • 4 - 5 Bedrooms • Garage and parking for 6 cars • Close to Roughton road 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.

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 "CHAIN FREE" detached house lies in a residential area of the sought after seaside town of Cromer and within walking distance to Roughton road train station..

This beautiful family home has been loved by the current owners for many years.

The property consists of three reception rooms, kitchen breakfast room, large garden room, 4/5 bedrooms and 3 bathroom/shower rooms. The gardens are stunning ideal for a family or keen gardeners. There is large garage and parking for 6 cars to the front.

### Entrance porch

Door to the front, windows to the side and door leading into the entrance hall.

### Entrance hall

Exposed wooden floors, stairs to the first floor and door leading into kitchen breakfast room and further accommodation.

### Living room

Exceptionally large living room, this room was originally two rooms.

Double glazed window to the front and doors leading into the garden room at the rear. Radiators, exposed wooden floors. Two beautiful fireplaces with wooden surrounds.

### Kitchen Breakfast room

Double glazed window to the rear and side, radiator and tile effect flooring. Wall and base units, sink drainer and space for cooker.. Stunning handmade wooden display cabinet.

### Sitting room

Double glazed window to the front, carpets and radiator.

### Rear hallway

Door into rear hallway and door out to stunning rear garden, Tiled flooring Archway leading into summer room and door leading into utility room and shower room.

### Utility room

Tiled floor, radiator, space and plumbing for washing machine, tumble dryer and fridge freezer. Belfast sink and wall mounted gas central heating boiler. Door leading into shower room.

### Shower room

Double glazed window to the side, fully tiled, walk in shower, wash basin and WC. Extractor fan and spot lights.

### Garden room

This stunning room overlooks the beautifully maintained gardens and open fields beyond. This room is currently used as a dinning room ideal for entertaining family and friends. There are double glazed windows and door to the rear. Spotlights and wall mounted lighting , radiator and tiled floor.

### Landing

Carpets and doors leading to bedrooms and bathrooms

### Bedroom

Double glazed window to the rear overlooking the stunning gardens, exposed wooden flooring, built in wardrobes and radiator.

### Bedroom

Double glazed window to the front, exposed wooden flooring, built in wardrobes and radiator.

### bedroom

Double glazed window to the side, carpets, radiator and loft access.

### Bedrooms Jack and Jill

Bedroom 1 (currently an office)

Double glazed window to the rear over looking stunning gardens, radiator and exposed wooden floors. Door into furter bedroom.

Bedroom 2 ( currently a sewing room)

Double glazed window to the side, radiator and exposed wooden floor

### Family bathroom

Double glazed window to the front, wash hand basin, WC and bath with shower attachments. Part tiled, radiator and tile effect flooring.

### Shower room

Double glazed window to the side, shower cubicle, part tiled, wash hand basin with splashback tiles , WC and chrome heated towel rail.

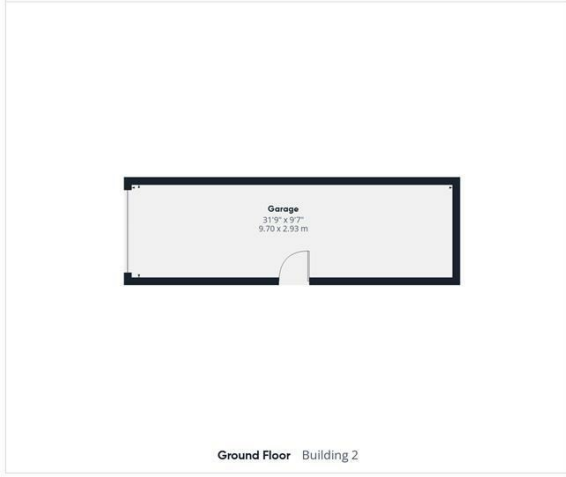
### Garage & gardens

The gardens at this property are breathtaking with lots of established plants, flowers and shrubs. There are raised beds, a greenhouse, shed and patio area for alfresco dining and admiring your garden.

Garage with light and electric and driveway with parking for 6 cars

## 240 ROUGHTON ROAD





Approximate total area<sup>1</sup>

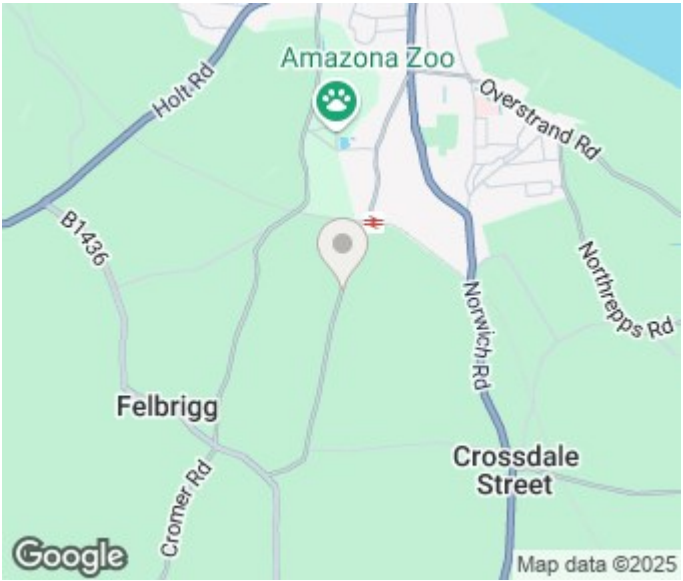
1324 ft<sup>2</sup>  
123.1 m<sup>2</sup>

(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 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	81	83
(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	