





ORCHARD CLOSE NORWICH, NR11 8SR

£385,000 FREEHOLD

This lovely, spacious bungalow lies at the edge of a small development of properties in the village of Roughton. This detached bungalow consists of three bedrooms, cloakroom and family bathroom, two reception rooms and a fitted kitchen.

The bungalow is set in a good sized plot with gardens to the front and rear along with garage and driveway. This property is deceptively spacious with beautiful field views from the rear garden, Viewing highly recommended.



ORCHARD CLOSE

Detached bungalow
 Village location
 Two
reception rooms
 Fitted kitchen
 Three
bedrooms
 Family bathroom and
 Cloakroom
 Reception rooms include lounge and garden / dining room
 Gardens to the front and rear
 Garage and parking
 Viewing highly recommended





Roughton

The village of Roughton is located on the A140 Cromer to Norwich Road, approximately 4 miles south of the resort town on Cromer and the North Norfolk coastline. The village has good amenities to include a primary school, a mini-market, post office, public house, a petrol filling station and bus services to Norwich and Cromer, a popular seaside town on the coast offering an excellent range of local amenities. The county city of Norwich is around 15 miles distant. The city has a fast rail link to London Liverpool Street and Norwich airport has direct access to most international destinations via Amsterdam (Schipol).

Overview

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Entrance hall

Glassed door to the side allowing plenty of light, carpets, radiator, built in cupboard, doors leading to rooms.

Living room

Double glazed window to the front and the side, dado rail, carpets and radiator.

Kitchen

Double glazed window to the front, wall and base units, worktops, sink drainer, part tiled, freestanding Rangemaster style cooker. Doors leading into garden room / dining room.

Garden room -dining room

Upvc large garden room, with tile effect flooring, wall mounted lights, door leading into garden, door to front of the property and door into integral garage.

Bedroom

Double glazed window to the side and patio doors leading to the garden. Carpets, radiator and built in wardrobes.

Bedroom

Double glazed window to the rear, carpets and radiator.

Bedroom - office

Double glazed window to the side, carpets and raditor.

Cloakroom

Double glazed window to the side, wood effect flooring, wash hand basin with built in vanity unit, WC with concealed cistern, Part tiled and wall mounted heated towel rail.

Family bathroom

Double glazed window to the side, wash hand basin with built in vanity unit, WC with concealed cistern.

Bath and separate walk in shower, Fully tiled, heated towel rail and wall mounted mirrored vanity unit.

Garage

Integral garage with power light and water.

Garden front & rear

Established garden to the front with lawned areas and seating area to the side. Driveway to the front with ample parking.

The rear garden is beautifully maintained with a patio area, lawn, shrubs and borders, summerhouse and shed. The rear garden has beautiful filed views to the side.

Agents note

Council tax band - C

EPC Register - TBC

Mains, water, electric, Oil fired central heating

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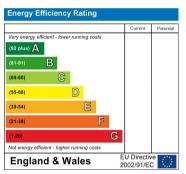














15 West Street Cromer Norfolk NR27 9HZ 01263 511111 cromer@henleysea.co.uk www.henleysea.co.uk

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