



## RIDGEWAY

CROMER, NR27 0HS

£325,000  
FREEHOLD

This delightful detached bungalow in Ridgeway, Cromer features three bedrooms, including a main bedroom with an ensuite bathroom, and a family bathroom. The living room is bathed in natural light, making it an excellent setting for family gatherings or quiet evenings in.

For those who value outdoor space, the property is complemented by a garage & off-road parking ensuring ease of access and convenience. And for those with green fingers both the front and rear gardens host an abundance of shrubbed areas.

**HENLEYS**  
Residential Sales & Lettings



## RIDGEWAY

- Close to transport links • Detached three bedroom bungalow • Single Garage with off road/driveway parking • Close to schools • Second reception room • Family Bathroom and Ensuite



### 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 Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, 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 two hours and the Norwich International Airport on the northern outskirts of the city. 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 delightful three bedroom, two bathroom property in Cromer is nestled in the quiet cul-de-sac of Ridgeway and comprises of a single garage and driveway, front and rear gardens with wealth of shrubs, a functional and

well kept kitchen, sunroom, as well as the aforementioned three bedrooms and two bathrooms. The spacious living room is filled with natural light from the sliding doors and has a beautiful stained glass floral design window.

### Hallway

Entering from the front through an uPVC door with decorative glass, you walk into a light hallway with glazed panel doors off to the second reception room, living room and kitchen. Timber doors to the two bedrooms, the bathroom and two cupboards housing the heating/hot water systems. Wood effect laminate flooring throughout the hallway and decorative wallpaper with dado rail.

### Kitchen

Two double glazed leaded windows to the front aspect, obscured door to side aspect, shaker style wall and base units with stone effect laminate worktop, white sink and drainer with mixer tap, gas hob with cooker hood over, integrated oven, wall mounted radiator, TV point, space for under counter fridge and freezer, space and plumbing for under counter washing machine

### Bedroom 3/Reception Room

Double glazed leaded window to the front aspect, wall mounted radiator, TV point, feature wall and wood effect laminate flooring.

Bedroom three could easily double as a dining room or second reception room, as and when required.

### Living Room

Double glazed obscured stain glass window to side aspect with floral image, sliding door to rear leading to conservatory/sunroom, wall mounted radiators, marble effect fireplace and hearth with timber surround/mantel, dado rail and carpeted floors.

### Sunroom

Door from living room and double glazed windows with patterned top accent to all remaining aspects, vaulted roof with ceiling fan, fitted blinds and terracotta coloured patterned tiled floor.

### Bedroom 1

Double glazed window to rear aspect, wall mounted radiator, built in over bed wardrobe and bedside units, carpeted floor and door to Ensuite.

### Ensuite

Obscured glazed window to side aspect. pedestal basin, shower enclosure with sliding double doors, single flush close coupled WC, wall mounted radiator, shave socket, carpeted floors and fully tiled walls.

### Bedroom 2

Doubled glazed window to rear aspect, wall mounted radiator, feature wall and carpeted wall.

### Bathroom

Obscured window to side aspect, single flush close coupled WC, pedestal basin, bath with tap/shower mixer, wood effect vinyl flooring and tiled splashbacks.

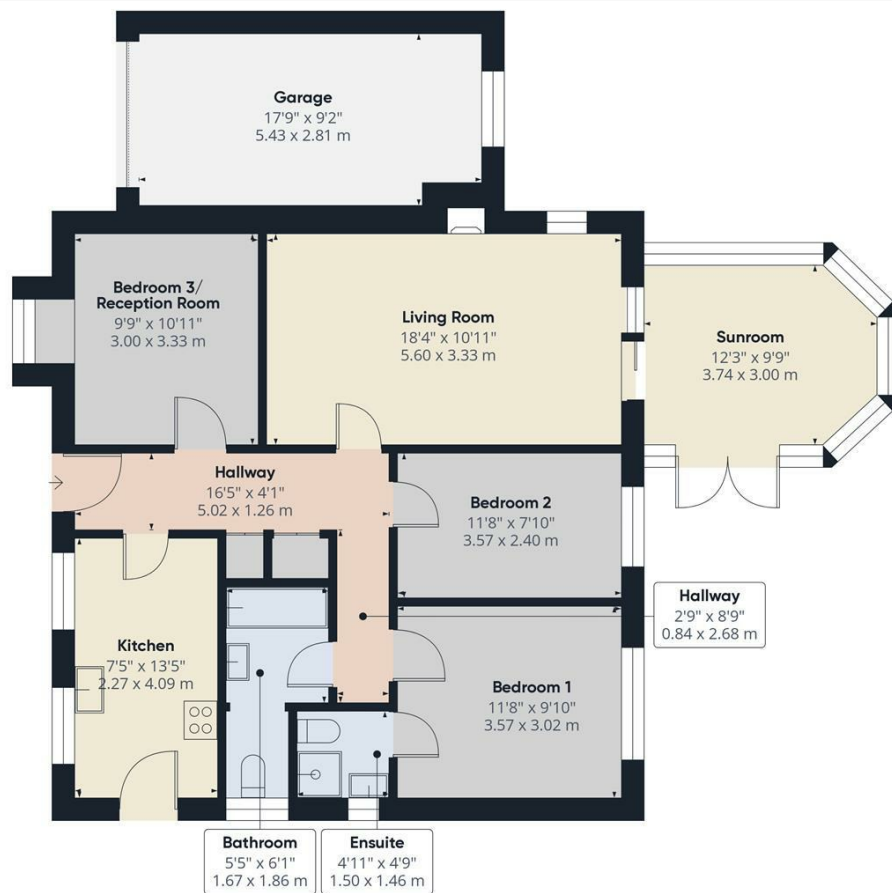
### Outside

To the rear the property is a patio, decked area (by a summer house), and is brimming with shrubs of different varieties, perfect for avid gardeners.

To the front is a driveway and single garage a driveway providing off road parking, there is also a shrubbed area and two paved pathways to the front door.

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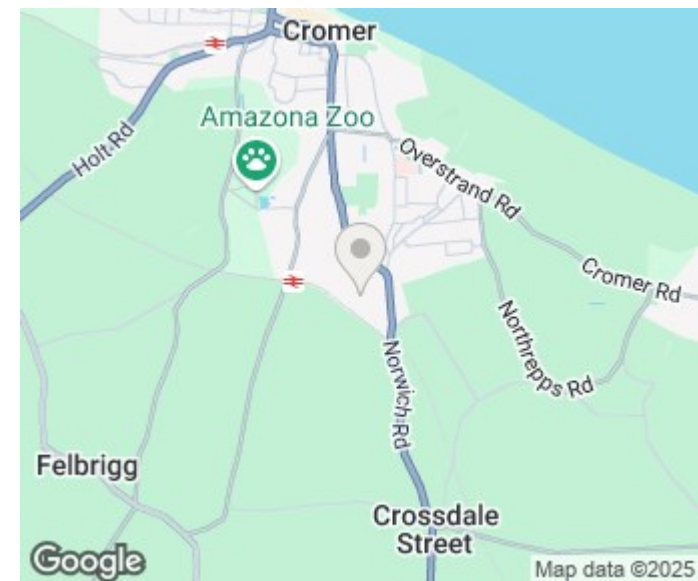
Approximate total area<sup>8</sup>  
1097.8 ft<sup>2</sup>  
101.99 m<sup>2</sup>

(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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	