



COMPIT HILLS

CROMER, NR27 9LP

£340,000
FREEHOLD

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

This spacious bungalow is set in a quiet residential cul-de-sac, with an established garden and driveway leading to the front entrance. Inside, a welcoming hallway opens to two well-sized double bedrooms, featuring mirrored sliding wardrobes and overlooking the front garden. These rooms are bright and airy, providing plenty of light. The generous dual-aspect lounge benefits from views over the landscaped rear garden and an abundance of natural light thanks to its side window..

There is plenty of parking to the front of the property on the private driveway

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COMPIT HILLS

- Chain free • Detached bungalow • Spacious lounge with beautiful views over garden and woodlands • Kitchen - breakfast room • Driveway & Garage • Beautiful garden to the rear • Two double bedrooms • Peaceful residential location • Close to train station & sought after seaside town of Cromer • Viewings 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 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 "CHAIN FREE " detached bungalow lies in a residential area of the sought after seaside town of Cromer and within walking distance to Roughton road train station..

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Entrance porch

Double glazed door to the side, carpets and door into entrance hall.

Entrance hall

Carpets, radiator and loft access. doors leading off to all rooms.

Lounge

Double glazed window to the rear of property with stunning viewings over the garden and woodlands beyond. Carpets, TV point and radiator.

Bedroom

Double glazed window to the front, carpets, radiator, built in and fitted wardrobes.

Kitchen - Breakfast room

Double glazed window to the rear overlooking the gardens and beyond. Wall and base units, worktops,

sink drainer and built in oven and hob. Space and plumbing for washing machine. Built in cupboard

Bedroom

Double glazed window to the front, carpets, radiator, built in wardrobe.

Bathroom

Double glazed window to the side, bath with shower and glass screen with aqua board for easy cleaning, part tiled wash hand basin, walled mounted mirrors and radiator.

WC

Double glazed window to the side, fully tiled and WC.

Rear porch

Door to the front of the house and the rear to access the garden and door leading into the garage.

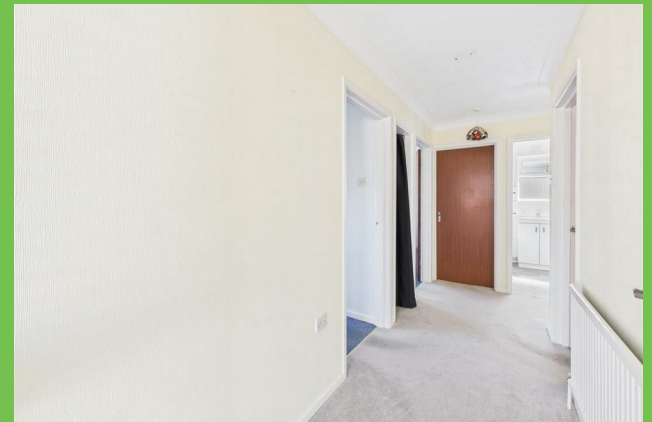
Garage

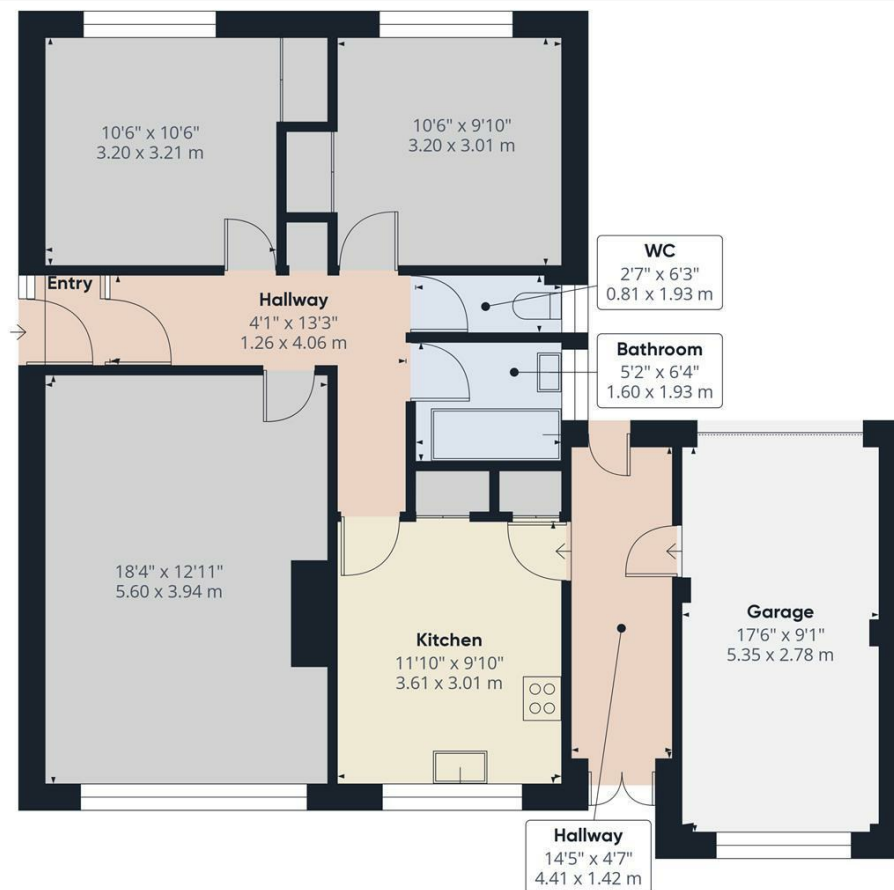
Up and over door, power and lights.

Garden

This very private rear garden is a real highlight, with an extended patio terrace perfect for outdoor dining and relaxation. Steps lead down to a beautifully tiered garden, which backs onto mature woodland with a wealth of wildlife providing a peaceful and private outlook.

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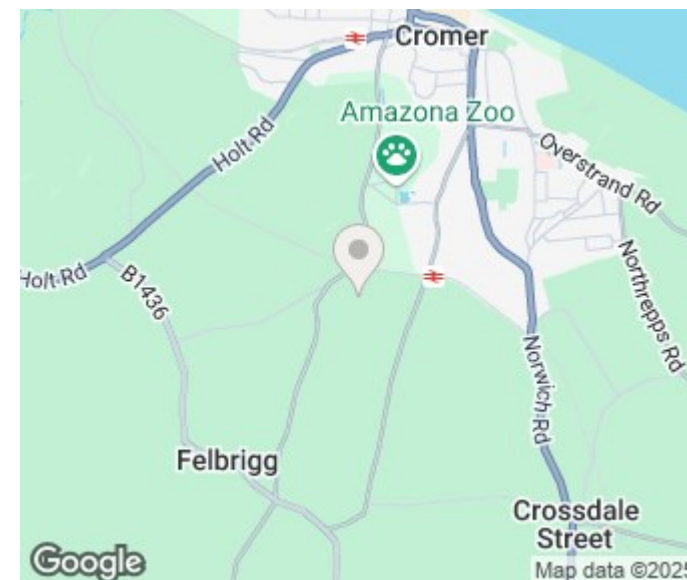
Approximate total area⁸
970.58 ft²
90.17 m²

(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		
(81-91) B		
(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	

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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