



**Oaklea Cromer Road, Lower Gresham, Norwich, NR11 8RB**

**Price Guide £460,000**

- Detached bungalow
- Two bathrooms
- Well presented
- South facing garden
- Three double bedrooms
- Two wood burners
- Detached garage & workshop
- Village location



# Oaklea Cromer Road, Norwich NR11 8RB

A deceptively spacious detached bungalow located in the small hamlet of Lower Gresham. Lower Gresham is just a short drive from the market town of Holt and coastal towns of Sheringham and Cromer, where bus and rail links are available to Norwich.

The property has been extended at the rear aspect and now offers a large L-shaped kitchen/dining room, shower room and utility, with views looking over the south facing garden. There are three double bedrooms and a family bathroom, along with a lounge at the front aspect with wood burning stove, looking over the garden towards the meadows.



Council Tax Band: D



## **ENTRANCE HALL**

Doors to all rooms, cloaks and meter cupboard. Access to roof space, parquet flooring. Radiator and ceiling light.

## **LOUNGE**

Dual aspect room with double glazed windows to the front and side, radiator, feature brick fireplace with freestanding wood burner on a tiled hearth and oak mantle above. Two wall lights, ceiling light, carpet flooring.

## **DINING AREA**

Double glazed window to the rear aspect with views over the garden and fields and beyond. The window is fitted with wooden slated blinds. Fire place with inset wood burner on a tiled hearth with oak mantle above. Two radiators, ceiling light, wood effect flooring. The dining room opens into the kitchen:

## **KITCHEN**

A lovely light wood kitchen with black polished work surface over. Inset electric hob and extractor hood and light above, built in electric cooker, fridge, freezer, washing machine and dishwasher. Inset stainless steel sink unit, one and half bowl with mixer tap. Double glazed window to the rear, tiled splashbacks, LED spot lighting, door to:

## **UTILITY ROOM**

Double glazed windows to the rear and side and door to the rear garden. tiled flooring, radiator, two storage cupboards, ceiling light, door to:

## **SHOWER ROOM**

Window to side, low level WC, shower cubicle with tiled walls, wall mounted wash basin, radiator and tiled flooring.

## **BEDROOM ONE**

Double glazed window to the front, radiator, carpet, ceiling light.

## **BEDROOM TWO**

Double glazed window to the rear, carpet, radiator, ceiling light.

## **BATHROOM**

Obscure double glazed window to the rear, panelled bath with mixer shower attachment, low level WC, vanity wash hand basin with storage cupboards beneath, tiled walls and flooring, radiator and ceiling light.

## **BEDROOM THREE**

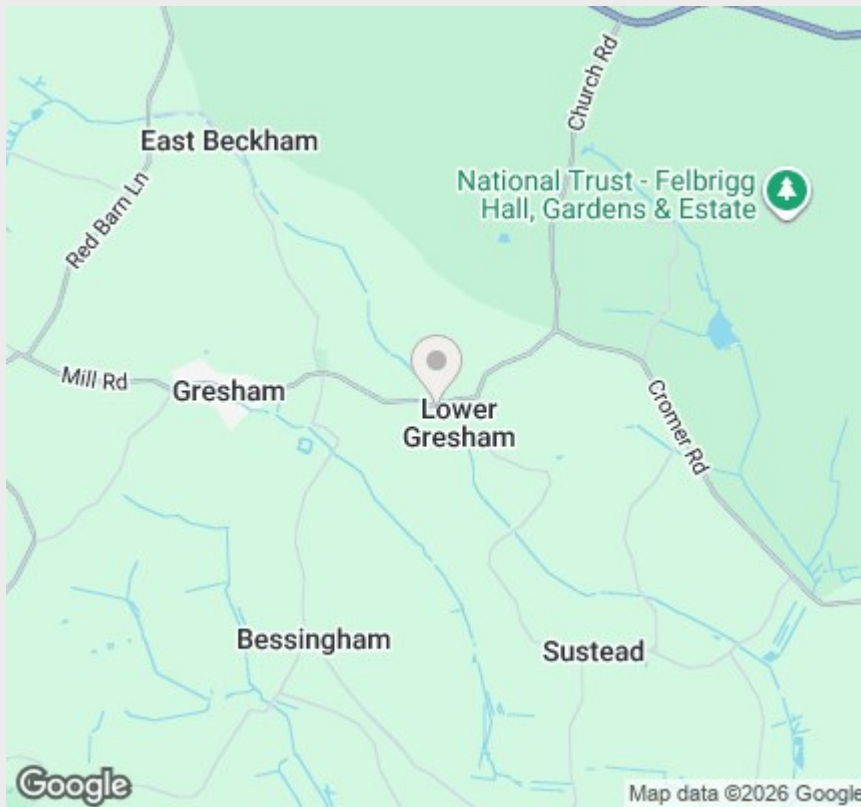
Double glazed window to side, radiator, carpet, ceiling light and built in double wardrobe.

## **OUTSIDE**

The property has a low level wall to the front with a lawn area and paved patio area, covered entrance porch to the front door. To the side there is a driveway with parking for two-three cars leading to a DETACHED GARAGE with electric roller door, power and light and large storage workshop to the side. The rear garden backs onto fields and is south facing to enjoy all the afternoon and evening sun. Large patio area, outside tap, oil storage tank and garden shed. Large lawn with mature trees, plants and shrubs, timber panel fencing to the sides. A beautiful south facing garden to enjoy in a peaceful setting.

## **AGENTS NOTE**

This is a Freehold property, mains services connected are oil fired central heating, electrics, water and mains drainage. It has a council band tax D. There is No Onward Chain.



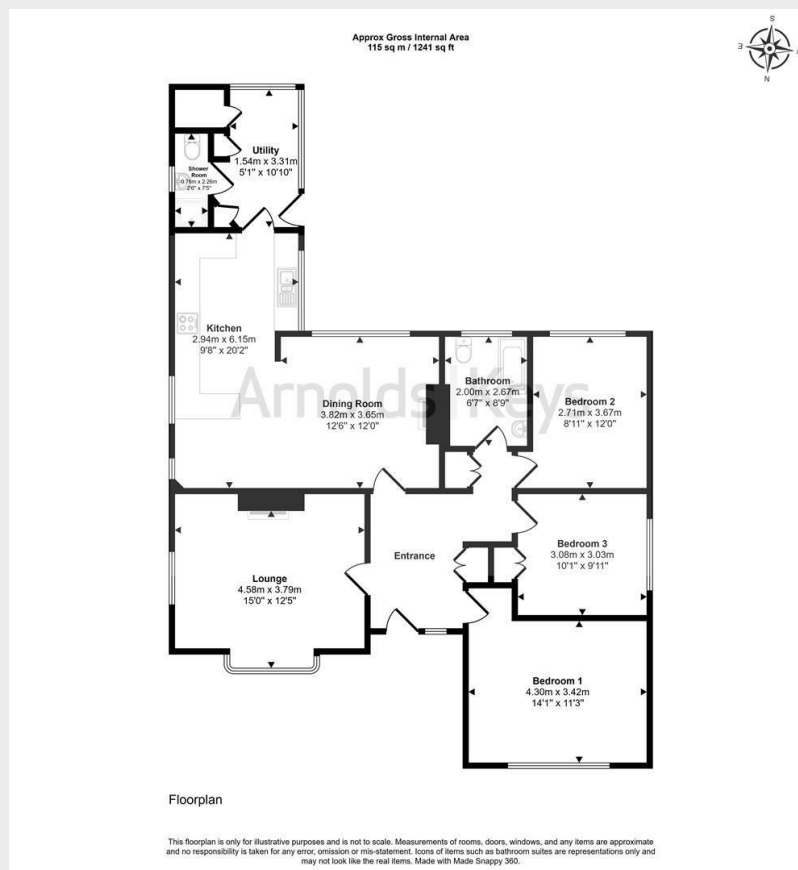
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### 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>                            |                            | <b>73</b> |
| (55-68) <b>D</b>                            | <b>56</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<br>2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.