



**Calday Grange Mill Road, Cromer, NR27 0BG**

**Price Guide £405,000**

- No onward chain
- Two reception rooms
- Gas central heating
- Close to hospital and schools
- Beautifully proportioned accommodation
- Four bedrooms
- Within easy reach of Town Centre
- In need of updating but with excellent potential



# Calday Grange, Mill Road, Cromer NR27 0BG

Offered with no onward chain is this handsome, detached dwelling of character located in a popular residential location close to the Hospital and local schools. The beautifully proportioned property is in need of updating but offers two reception rooms and four bedrooms and could provide a lovely family home. Gas central heating is currently installed.

The property is located within easy reach of the Town Centre which offers an excellent selection of shops, restaurants and both bus and rail services which provide easy access to the city of Norwich.



Council Tax Band: D



### **COVERED ENTRANCE PORCH**

Covered porch with tiled roof and floor, outside light, UPVC double glazed door to:

### **ENTRANCE HALL**

Ceiling light, carpet, stairs to first floor, radiator, doors to dining room, kitchen and lounge.

### **LOUNGE**

Dual aspect room with two UPVC double glazed windows to the front and rear. Two radiators, laminate wood flooring. Open fireplace with tiled surround and wooden mantle over. Ceiling light and picture rail.

### **DINING ROOM**

UPVC double glazed window to the front, carpet, dado rail & picture rail, feature fireplace currently unused and boarded.

### **KITCHEN**

UPVC double glazed window and door to rear. Vinyl flooring, ceiling light, alcove housing gas central heating boiler with two storage cupboards to the side. Provision for washing machine & tumble dryer, double base unit with inset stainless steel sink with mixer tap. Built in electric cooker and hob. Door to walk in shelved pantry.

### **LANDING**

UPVC double glazed window to the front. Carpet, large built in storage cupboards. Access to roof space, doors to all bedrooms and bathroom.

### **BEDROOM ONE**

UPVC double glazed window to the front, radiator, carpet, ceiling light, picture rail.

### **BEDROOM TWO**

UPVC double glazed window to rear. Carpet, ceiling light, radiator and picture rail.

### **BEDROOM THREE**

UPVC double glazed window to the rear. Radiator, picture rail, carpet and ceiling light.

### **BEDROOM FOUR**

UPVC double glazed window to the front. Carpet, radiator, picture rail and ceiling light.

### **BATHROOM**

UPVC double glazed window to the rear with obscure glass. Pedestal wash hand basin, panelled bath with mixer tap, ceiling light, wood flooring, radiator.

### **W.C**

Small UPVC double glazed window to the rear with

obscure glass. High level WC. Half height panelled walls, ceiling light.

### **OUTSIDE**

The property is set back from the road with a large front garden and central pathway to the front door. A driveway sits to the righthand side with parking for at least two cars, leading to the detached timber garage. At the rear of the property is a west facing garden, fully enclosed by timber panel fencing and mainly laid to lawn with some mature trees.

### **AGENTS NOTE**

This is a freehold property with all mains services connected, gas, electricity, water and mains drainage. The council tax band rating is D.






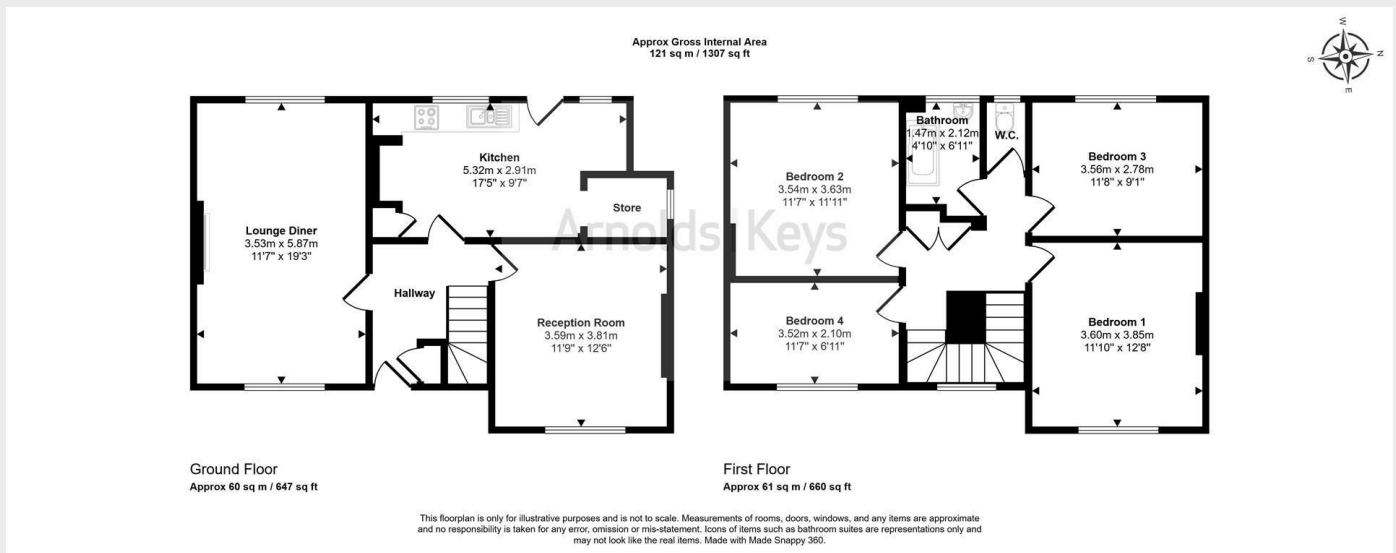


## Viewings

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>                          |         | <b>80</b>   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         | <b>49</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  |



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.



11 Station Road, Sheringham, Norfolk, NR26 8RE  
01263 822373

coastal@arnoldskeys.com  
www.arnoldskeys.com