



## Three Gables Old Turnpike Road, Roughton - NR11 8SP

£425,000 Freehold

Chain free detached three-bedroom bungalow • Generous and private plot with mature wrap-around gardens • Bright sitting room with garden views and patio access • Spacious kitchen with adjoining dining room and utility room • Principal bedroom with en-suite plus family bathroom • Ample driveway parking for multiple cars and large vehicles

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Set back from the popular Old Turnpike Road within the sought-after village of Roughton, Three Gables occupies a generous and private plot surrounded by mature gardens, creating a wonderfully peaceful setting. Offering a relaxed pace of life with easy access to the North Norfolk coast and nearby amenities, the property combines the appeal of village living with practicality, benefitting from ample driveway parking and the advantage of being offered to the market chain free.

Designed with comfort and everyday living in mind, the accommodation is both spacious and well-balanced. The lovely sitting room enjoys an abundance of natural light, with views across the surrounding gardens and sliding doors opening onto a patio terrace, creating a seamless connection between inside and out. A generously proportioned kitchen provides excellent workspace and storage, with the dining room situated just beyond, making it an ideal arrangement for entertaining and family life. A separate utility room adds further practicality, while three well-proportioned bedrooms include a principal suite with en-suite shower room, complemented by a spacious family bathroom.

Outside, the established gardens wrap around the bungalow, providing a wonderful sense of privacy and a delightful backdrop throughout the seasons. Whether enjoying a morning coffee on the patio, entertaining family and friends or simply appreciating the peaceful surroundings, the outdoor space offers a natural extension to the home. Combining generous proportions, versatile accommodation and an enviable location, Three Gables presents an excellent opportunity to enjoy comfortable living in one of North Norfolk's most desirable villages.

#### **EPC Rating**

D.

#### **Council Tax**

Band D.

#### **Services Connected**

Mains water, electricity and drainage. Oil-fired central heating.







Approximate total area<sup>(1)</sup>  
1283 ft<sup>2</sup>  
119.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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