



Wilfred Davison Way, Roughton NR11 8AQ

welcome to

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We are delighted to offer to the market this shared ownership opportunity to acquire 35% of this well presented modern family home located in a secluded development within the village of Roughton



We are delighted to offer to the market this shared ownership opportunity to acquire 35% of this well presented modern family home located in a secluded development within the village of Roughton with it's amenities. The property enjoys allocated parking, enclosed rear garden, kitchen/breakfast room, cloakroom, lounge, three bedrooms and bathroom. Please note that this is a shared ownership purchase property with Flagship housing and the purchaser will have to fit the criteria required.

Entrance Hall

Composite door to the hallway, wall mounted electric panel heater, staircase leading to the first floor, under stairs storage cupboard, access to all rooms, built in storage cupboard with wall mounted consumer unit,

Cloakroom

5' 8" x 4' 3" (1.73m x 1.30m)

Suite comprising wash hand basin and WC, part tiled walls and tiled flooring, electric heated towel radiator, upvc double glazed window to the side aspect and extractor fan.

Lounge

15' 9" x 9' 9" (4.80m x 2.97m)

Upvc double glazed window and french doors to the rear aspect, 2 wall mounted electric panel heaters,

Kitchen/Diner

13' 10" x 8' 9" (4.22m x 2.67m)

Fitted with modern range of high gloss wall and base units, comprising cupboards and drawers, roll top work surface with inset one and a half bowl stainless steel sink drainer and mixer tap, plumbing and space for domestic appliances, built in double electric oven and hob with cooker hood above, tiled splashbacks, wall mounted electric panel heater, ceramic tiled flooring, integrated fridge freezer, upvc double glazed window to the front aspect,

Landing

Balustraded handrail, access to all rooms, electric panel heater, access to the loft.

Bedroom One

14' 10" Max x 8' 7" Max (4.52m Max x 2.62m Max)

Double aspect room with upvc double glazed windows to the front and side, wall mounted electric panel heater,

Bedroom Two

13' 4" Max x 8' 8" Max (4.06m Max x 2.64m Max)

Upvc double glazed window to the rear aspect, wall mounted electric panel heater, built in airing cupboard with hot water tank and slatted shelving,

Bedroom Three

9' 2" x 7' 11" (2.79m x 2.41m)

Upvc double glazed window to the front aspect and wall mounted electric panel heater.

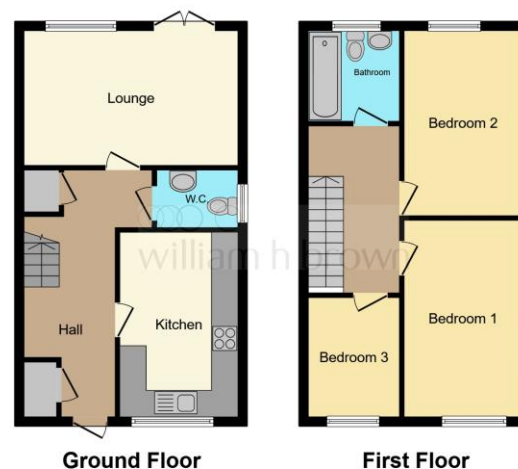
Bathroom

6' 10" x 6' 7" (2.08m x 2.01m)

Modern suite comprising bath with mixer tap and thermostatic shower over, glazed shower screen, wash hand basin and WC, tiled splashbacks, upvc double glazed window to the rear aspect, shaver point, extractor fan, heated towel radiator and ceramic tiled floor.

Exterior

Rear South/East facing garden fenced in with paved patio and mainly laid to lawn, timber garden shed and gated rear access and mature fruit tree. To the front is 2 allocated parking spaces, paved path leading to a canopy porch and front door.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Wilfred Davison Way, Roughton

- A well appointed Three Bedroom End Terrace House
- Rural Village Location
- Allocated Parking, Enclosed Garden
- 35% Shared ownership with Flagship
- Viewings Essential

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 409.77

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£98,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108976 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



williamhbrown.co.uk