



## Jonjo 4, Cromer Road, Hevingham, NR10 5AD

Guide Price £325,000

- DETACHED BUNGALOW
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- RECENTLY REFURBISHED TO HIGH SPECIFICATION
- LARGE FRONT AND SIDE DRIVEWAY
- BATHROOM & SHOWER ROOM
- SINGLE GARAGE

# Jonjo 4, Cromer Road, Hevingham NR10 5AD

A recently renovated three bedroom detached bungalow, offering bright, beautifully presented and versatile accommodation. Perfectly positioned for easy access to Norwich, Aylsham and the North Norfolk coast.



Council Tax Band:



## DESCRIPTION

This beautifully presented bungalow has been recently refurbished to an exceptional standard throughout. The property welcomes you with an entrance porch leading into the hallway. It offers three well proportioned bedrooms, along with a modern family bathroom and an additional shower room.

The contemporary kitchen, newly fitted by Wren Kitchens, flows seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. The bright and inviting lounge features French doors that open onto a private rear garden, allowing for plenty of natural light.

To the front, the property benefits from a generous driveway providing ample off street parking, along with access to a single garage.

## ENTRANCE PORCH

Composite Entrance door, wood effect laminate flooring, sensor light.

## ENTRANCE HALL

Glazed door, wood effect laminate floor and access to loft.

## KITCHEN

Double glazed window to rear aspect, double glazed door to side aspect. Range of wall and base units with worksurface over. Sink and drainer with mixer tap fully tiled walls. Bosch induction hob and Neff electric oven with extractor over, plumbing for washing machine and dishwasher, space for fridge freezer, wood effect laminate flooring. Opening into....

## DINING ROOM

Double glazed window to side aspect, wood effect laminate floor. Three built in storage cupboards with one housing a gas combination boiler with Hive, installed in February 2026, radiator.

## INNER HALL

Wood effect laminate floor, built in cupboard.

## SHOWER ROOM

Obscured double glazed window to rear aspect. Fully tiled walls and floor, chrome heated towel rail. Independent shower cubicle. W/C unit and hand basin inset into vanity unit.

## LOUNGE

Double glazed French doors leading into the rear garden, carpet, gas fire with marble hearth, mantle and surround. 2 INOW smart electric wall mounted

heaters which can be controlled by an app on a mobile phone.

## BEDROOM ONE

Double glazed acoustic glass window to front aspect, carpet, built in wardrobes, radiator.

## BEDROOM TWO

Double glazed acoustic glass window to front aspect, carpet, radiator.

## BEDROOM THREE

Double glazed sky light, carpet, radiator.

## BATHROOM

Double glazed skylight, fully tiled walls and floor, chrome heated towel rail, combination WC and hand basin unit. Panelled bath with thermostatic mixer shower over and feature alcove with mirror.

## EXTERNAL

To the front of the property there is a large gravel drive and to the side there is a concrete drive leading to the single garage. To the rear the garden is mainly laid to lawn with a patio area and a shed.

## GARAGE

Up and over door, courtesy door to the side and double glazed window to rear aspect, power and light.

## AGENTS NOTE

This property is freehold  
Mains drains, water, electricity and gas are connected.  
Property was completely reroofed in 2023.  
Tax Band - D Broadland  
Subject to the necessary planning permissions and building regulations approvals, there may be potential to extend into the loft, creating additional living accommodation.

## LOCATION

Hevingham is a popular village which lies less than 5 miles South of the market town of Aylsham, offering a host of local amenities to include three supermarkets, doctors and dental surgeries, opticians and plenty of cafes and places to eat. The village is also less than 10 miles North of the City of Norwich and is on a bus route for added convenience. Hevingham itself offers a local pub/restuarant, a Primary School and offers a range of countryside and woodland walks including The Heath.



## Viewings

Viewings by arrangement only. Call 01263 738444 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>			
(55-68) <b>D</b>		<b>64</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.

