



ROUGHTON ROAD

CROMER, NR27 9LQ

£365,000
FREEHOLD

This detached bungalow lies on the outskirts of Cromer within a few minutes from the train station and under a mile from the town centre. This delightful bungalow consists of two bedrooms, a family bathroom, large lounge-diner, fitted kitchen, conservatory fully enclosed mature garden to rear and plenty of parking and garage to the front.

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Residential Sales & Lettings

ROUGHTON ROAD

Cromer

Cromer is a typical fishermen town located In the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's' famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

Overview

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Entrance Porch

uPVC double glazed door to front, uPVC double glazed window to the side elevations, tiled flooring and door leading to the entrance hall.

Entrance Hall

Wall mounted radiator, light to ceiling, and doors leading to all accommodation.

Lounge - Diner

uPVC double glazed window to the front, uPVC double glazed window and door leading to the rear garden, wooden fire surround with electric coal effect fire, tv aerial point, wall mounted radiators, carpeted flooring and ceiling light point.

Kitchen

uPVC window and door to the rear leading through to the conservatory. Range of wall and base units with work surface over, sink with drainer, electric hob with extractor over, mid range inset electric oven, fully tiled walls, tiled flooring, space for washing machine, tiled flooring and modern strip light to ceiling.

Conservatory

Part brick and uPVC double glazed built conservatory overlooking the rear garden with field views, tiled flooring and ceiling light.

WC

uPVC obscured window to the front elevation, fully tiled wall and flooring, low level WC, wash hand basin, wall mounted radiator and ceiling light.

Bedroom 1

uPVC double glazed window to the rear, built in double wardrobe, wall mounted radiator, carpeted flooring and ceiling light point.

Bedroom 2

uPVC double glazed window to the front elevation, built in wardrobes, wall mounted radiator, carpeted flooring and ceiling light point.

Outside

To the front of the property is low maintenance gravelled driveway with some bushes to the sides leading to a garage that has light and power.

To the rear of the property is an attractive south facing rear garden, mainly laid to lawn bordered by mature bushes, shrubs and trees. To the bottom of the garden are beautiful views across open fields.

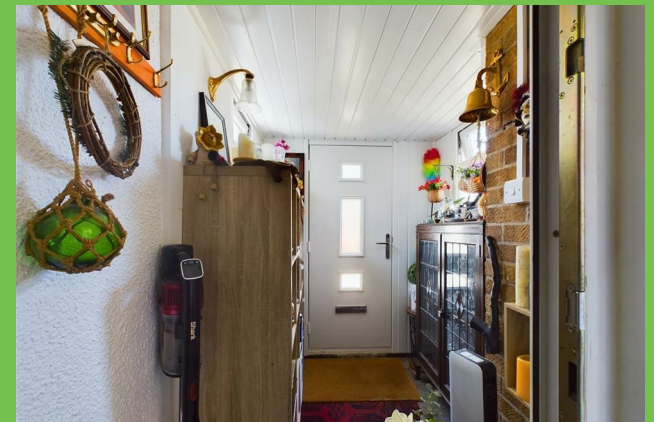
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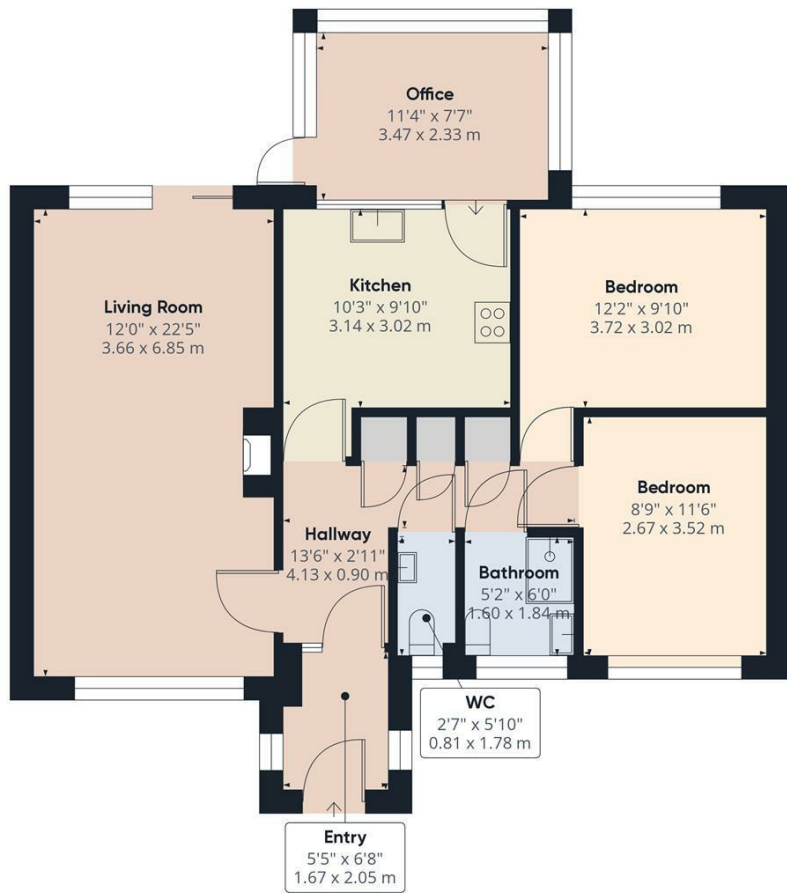
The property is freehold.

Council Tax Band C

The property is connected to mains drainage, water, gas and electric.

243 ROUGHTON ROAD





Approximate total area⁽¹⁾
 864.54 ft²
 80.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	