



**44 ROUGHTON ROAD**  
CROMER, NR27 0HH

**£385,000**  
FREEHOLD

This beautifully presented and spacious 3 bed, modern semi-detached property is located just a short distance from the town centre and sea front.

**HENLEYS**  
Residential Sales & Lettings

# 44 ROUGHTON ROAD

- Beautifully presented with 3 bedrooms
- Spacious accommodation
- NHBC warranty
- Close to the town centre
- Enclosed landscaped garden
- Garage and parking
- Motivated vendors



## OVERVIEW

Located just a short distance to Cromers' town centre, this fantastic 3 bed semi-detached property was built by the reputable local developers Norfolk Homes and still has the remainder of its NHBC 10 year warranty. It has spacious, well proportioned rooms, low maintenance gardens, a garage and further parking. The vendors have already found a property they wish to buy.

## FIRST IMPRESSIONS

The front of the property has a mock Tudor design. The front garden is a raised shrub bed and a footpath leads to Roughton Road.

## HALLWAY

From the hall, doors open the lounge, kitchen/dining room and WC. Stairs rise to the first floor with an under stairs storage cupboard.

## LOUNGE

The spacious lounge has a treble glazed window to the front aspect and French doors opening to the rear garden. Features a fireplace with an inset electric coal effect fire. TV and satellite points.

## KITCHEN-DINING ROOM

The open plan kitchen-dining room has triple glazed windows to the front and rear aspect. The kitchen area has a full range of base and wall units with worktops over, a portable work station and an inset five ring gas hob with extractor unit and downlight over. Further integral appliances include two electric ovens and grill

and a dishwasher.

A door leads to the utility room.

## UTILITY ROOM

The utility room has a base unit with worktop over and an inset sink and draining board. Under counter spaces for a washing machine and tumble drier. A glazed door opens to the rear garden.

## FIRST FLOOR

From the landing, doors lead to the three double bedrooms, the family bathroom and the airing cupboard. The master bedroom has an en suite shower room. All bedrooms have built-in wardrobes with sliding mirror doors.

## HEATING

The property has gas central heating. The ground floor has zoned under floor heating throughout and all rooms on the first floor have radiators.

## REAR GARDEN

The rear garden is on two levels and is hard landscaped with various patio areas and flower beds. A footpath leads down to the garage via a timber gate. The garage also has a rear access door. There is further parking spaces in front of the garage. The garage and rear of the property is accessed via Sayer Crescent.

## SERVICES

Mains gas, water and drainage.

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### ADDITIONAL INFORMATION

**Local Authority** – NNDC

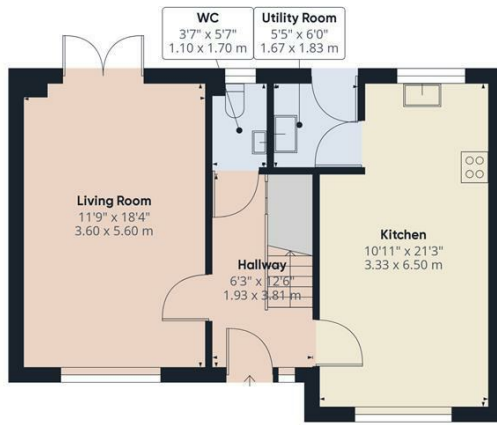
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1120.00 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1

Approximate total area<sup>①</sup>  
1120.11 ft<sup>2</sup>  
104.06 m<sup>2</sup>

(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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	