



32 BURNT HILLS

CROMER, NR27 9LW

£360,000
FREEHOLD

A delightfully presented detached two bedroom bungalow situated on a good size plot in one of Cromer's most sought after residential areas. With lovely gardens, ample parking and a quiet location, this would make a lovely home! No upward chain.


HENLEYS
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OVERVIEW

This two bed detached bungalow is situated in one of Cromer 's most sought after residential areas just on the outskirts of the town but close to transport links. The property is being sold with no upward chain.

FIRST IMPRESSIONS

To the front of the property is a slate bed garden and a brick weave driveway with space for 3 average size vehicles which leads to the garage. A footpath leads to the left hand side passage to one of the entrances and to the rear garden.

ENTRANCE

The left hand entrance to the property starts with a small uPVC, double glazed porch. From the porch a further opaque double glazed door opens into the kitchen.

KITCHEN

In the kitchen, there is plenty of space for storage in tall cupboards and various cabinets. Half way around the kitchen there is a wood effect counter with steel sink and draining board fitted as well as a built in electric oven and grill with a four ring gas hob above and stainless steel extractor hob and downlight over. Built-in microwave oven. There is also space for a standing fridge freezer that is close to the back door. Double glazed window to the side aspect, wood effect laminate flooring and inset ceiling downlights. Door to pantry which has plumbing for a washing machine and a wall mounted gas boiler.



Glazed doors open to the lounge/dining room and the main hallway.

HALLWAY

From the main hallway, doors open to the lounge, the two bedrooms and the bathroom. Further side porch with exit door. Built-in cloak cupboard and carpeted flooring. Radiator and loft access hatch and phone point.

LOUNGE/DINER

The lounge/diner has double glazed window to the rear aspect and sliding patio doors opening to the sun room. Feature fireplace with granite hearth and ornate mantelpiece surround with an inset coal effect gas fire. Partition opaque window to the hallway. Plush carpets throughout and radiator. A glazed door opens to the kitchen.

SUNROOM

Double glazed windows over brick dwarf wall with a glazed door opening to the patio area and garden. Solid tiled flooring and timber door to the rear of the garage.

BEDROOM 1

Through the left door at the end of the hallway is the first bedroom. Double glazed window looking out onto the front garden with fitted shutters. Underneath the window is a radiator. The bedroom has a range over over bed wardrobes and drawer units. Plush carpeted flooring and TV point.

BEDROOM 2

Double glazed window to the front aspect with fitted shutter units. Plush carpets and radiator.

BATHROOM

Double glazed opaque window to the side aspect. The bathroom has a three piece suite which includes a bath with electric shower over and shower screen. Period style WC and wash hand basin. Tile effect vinyl flooring and radiator.

GARAGE

Single garage with an up and over door to the front and access door to the side/rear and rear window.

REAR GARDEN

The rear garden is mainly laid to lawn with mature shrubs and flower beds. There is a raised patio area.

SERVICES

Mains gas and main drainage.

TENURE

Freehold and no upward chain.

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ADDITIONAL INFORMATION

Local Authority – NNDC

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1044.00 sq ft

Tenure – Freehold





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