



RIDGEWAY

CROMER, NR27 0HS

£395,000
FREEHOLD

This delightful three bedroom, two bathroom property in Cromer is tucked away in the quiet cul-de-sac of Ridgeway and comprises of a double garage and driveway, front and rear gardens with wealth of shrubs, a kitchen, dining room, a living room as well as the aforementioned three bedrooms and two bathrooms (one of which is an ensuite). The spacious living room and dining room beside, is filled with natural light but keeps its warmth from its features to keep that homely feel.


HENLEYS
Residential Sales & Lettings

RIDGEWAY

- Close to transport links
- Double Garage with off road/driveway parking
- Family Bathroom and Ensuite
- Close to schools
- Detached three bedroom bungalow
- Close to local GP and hospital



Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination.

Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

Overview

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a kitchen, dining room, a living room as well as the aforementioned three bedrooms and two bathrooms (one of which is an ensuite). The spacious living room and dining room beside, is filled with natural light but keeps its warmth from its features to keep that homely feel.

Entrance

UPVC front door and window, wall mounted radiator, stroiage cupboard with coat hooks, quarry tiled floor and door leading to hallway.

Hallway

Doors to Living Room, Kitchen, Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom, double door storage cupboard, double glazed panel door to Dining Room, wall mounted radiator and carpeted floor.

Living Room

Double glazed window to front aspect and double glazed french doors to rear, wall mounted radiators, tiled fireplace and hearth with timber mantel, TV point and carpeted floor.

Dining Room

Double glazed window to rear aspect, glazed panel double doors to hallway, wall mounted radiator dado rail and carpeted floor.

Kitchen

Double glazed windows to rear aspect and glazed panel door to rear garden, traditional wall and base units with plate rack, open shelving, glazed door wall units,

electric oven, electric hob with built in extractor above, wall mounted radiator, tiled worktop with white one and a half bowl sink and drainer with mixer tap, pantry cupboards, tiled splashback and quarry tiled floor.

Bedroom One

Double glazed window to the side aspect, wall mounted radiator and carpeted floors.

Ensuite

High level obscured double glazed window, wall mounted radiator, bath, pedestal basin, single flush close coupled WC, tiled splashbacks and wood effect vinyl floor.

Bedroom Two

Double glazed window to the rear aspect, wall mounted radiator and carpeted floors.

Bedroom Three

Double glazed window to the front aspect, wall mounted radiator, built in double door wardrobe/storage and carpeted floors.

Family Bathroom

High level obscured double glazed window, wall mounted radiator, bath, pedestal basin, single flush close coupled WC, decorative tiled splashbacks and wood effect vinyl floor.

Double Garage

The property also boasts a Double Garage detached from the main building with up and over doors to the front and a side pedestrian access.

Outside

To the front of the property is a shared gravelled road leading to a private driveway with parking for up to 4 cars. Trees, shrubs and flowerbeds create a warm and homely feel.

The rear garden is a multi level garden with lawned area and patio area all enclosed by a fence with bushes and trees for added privacy. The garden is an L shape leading down the side of the bungalow to the side door of the double garage.

15 RIDGEWAY





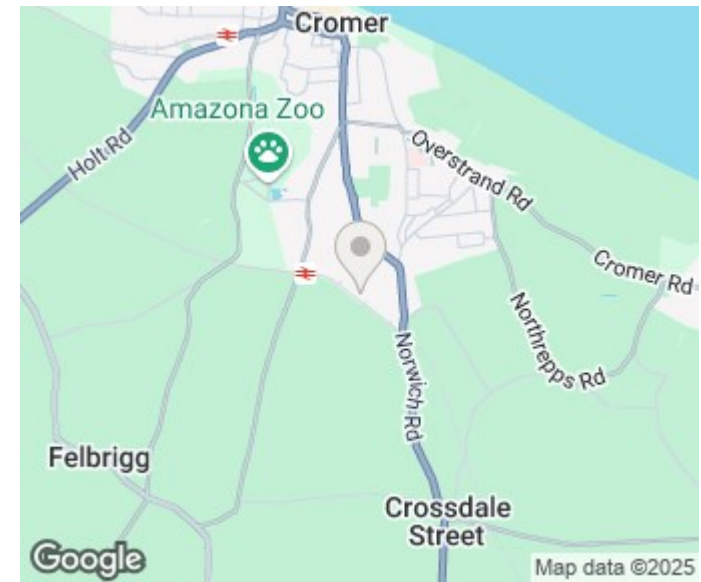
Approximate total area[®]
1085.42 ft²
100.84 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	