

33 RANDALL CRESCENT

CROMER, NR27 0FD

£395,000
FREEHOLD

A stunningly presented modern 3 bed town house located just a short distance from the town centre in a popular residential area. Immaculate throughout, this property will make a lovely home.


HENLEYS
Residential Sales & Lettings

33 RANDALL CRESCENT

- 3 bedroom town house
- Immaculate throughout
- Very pretty garden
- Garage and off road parking
- Popular residential area
- Short distance from the town centre
- Remainder of builders warranty



OVERVIEW

This property is a modern and spacious 3 bed town house built by the well respected local developers Norfolk Homes. Currently a family home, it has flexible living areas, a delightful rear garden, a garage and further parking. Located just a short walk to the town centre, it is presented to a very high standard throughout.

FIRST IMPRESSIONS

To the front of the property is a small shingled garden. Access to the garage and the parking area is via the cul-de-sac which is to the right of the property. The main entrance is to the front aspect and opens into the hallway.

HALLWAY

From the hallway, doors open to the lounge, the kitchen/breakfast room and the WC. Stairs rise to the first floor landing. Under stairs storage space. Under floor heating.

LOUNGE

Triple glazed window to the front aspect. TV, satellite and multi-media points, carpeted flooring and under floor heating. Glazed French doors open to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Triple glazed window to the rear aspect and French glazed patio door opening to the rear garden. The kitchen has a range of high quality work units and

cabinets. Integral appliances by Bosch include a dishwasher, fridge and freezer, built-in double oven and grill and a four ring gas hob with extractor unit over. Inset sink and draining board. Solid tiled flooring with under floor heating. Inset ceiling downlighting. A door returns to the hallway.

WC

Situated under the stairs. Dual flush WC and a wash hand basin.

FIRST FLOOR LANDING

Triple glazed window to the front aspect. From this landing, stairs rise to the second floor. Doors open to bedrooms 2 & 3 and the family bathroom. Further doors open to a storage cupboard housing the hot water tank. Carpeted flooring and radiator. Loft access hatch.

FRONT BEDROOM (FIRST FLOOR)

Triple glazed window to the front aspect. Built-in wardrobe with mirror fronted sliding doors. Carpeted flooring and radiator.

REAR BEDROOM (FIRST FLOOR)

Triple glazed window to the rear aspect. Built-in wardrobe with mirror fronted sliding doors. Carpeted flooring and radiator.

FAMILY BATHROOM (FIRST FLOOR)

Triple glazed opaque window to the rear aspect. The bathroom comprises of a bath with mixer tap and shower over. Vanity wash hand basin and dual-flush WC. Extractor fan and chrome towel rail heater. Wood effect LVT flooring. Inset ceiling downlighting.

MASTER BEDROOM (SECOND FLOOR)

Triple glazed window to the front and a Velux skylight to the rear aspect. Carpeted flooring and radiator. Door to the en suite shower room.

EN SUITE: Triple glazed opaque window to the front aspect. Three piece suite includes a walk-in shower, vanity wash hand basin and dual flush WC. LVT flooring, extractor fan and chrome towel rail heater.

REAR GARDEN

The rear garden has a lovely continental feel about it! There is a mixture of patio areas, raised beds and a lovely sun trap decked area. A gate leads to the side of the property.

SERVICES

Mains electricity, mains gas and mains drainage.

33 RANDALL CRESCENT





33 RANDALL CRESCENT

ADDITIONAL INFORMATION

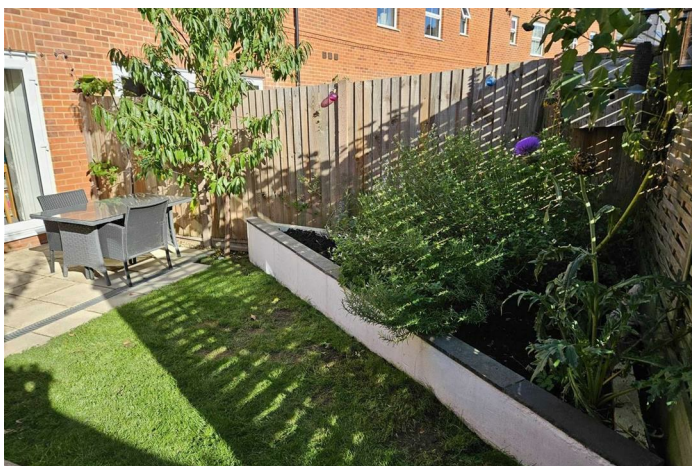
Local Authority – NNDC

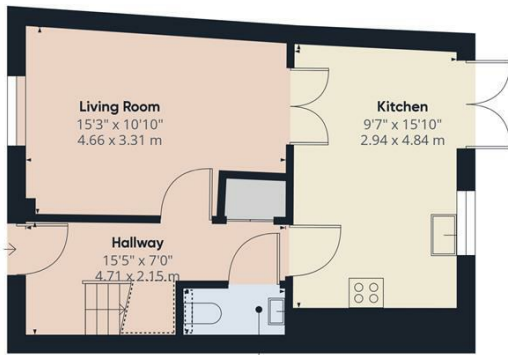
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

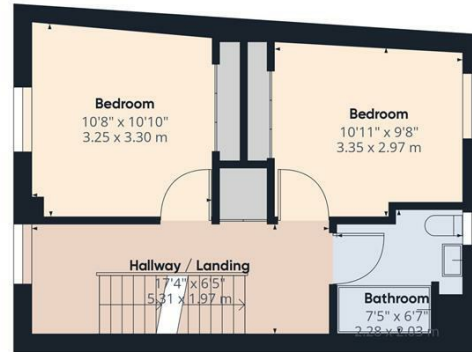
Tenure – Freehold



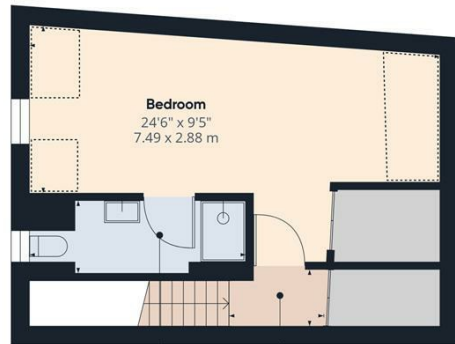


WC
6'3" x 2'11"
1.93 x 0.89 m

Ground Floor



Floor 1



Bathroom
12'6" x 4'7"
3.82 x 1.41 m

Landing
5'10" x 3'11"
1.79 x 1.21 m

Floor 2

Approximate total area⁽¹⁾

1175.69 ft²
109.23 m²

Reduced headroom

65.94 ft²
6.13 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	