



BURGESS CLOSE

CROMER, NR27 0FF

£475,000
FREEHOLD

Set on the popular Norfolk Homes development this extremely well presented property is a must see offering modern and Spacious accommodation comprising: Lounge, Kitchen/Diner, Dining room, utility room, WC, Master Bedroom with En-suite Shower Room, Two further Double Bedrooms, Family Bathroom, Enclosed Rear Garden, Driveway and Garage.

The property also benefits from being situated in walking distance of Roughton Road Train Station and within a mile of Cromer centre. The property would make an ideal family home or second home.


HENLEYS
Residential Sales & Lettings

BURGESS CLOSE

- IMMACULATE THROUGHOUT • SPACIOUS
- LOUNGE • FAMILY BATHROOM & ENSUITE • GREAT
- FAMILY HOME • THREE BEDROOMS • OPEN PLAN
- KITCHEN DINER • SEPERATE UTILITY
- ROOM • GARAGE & PARKING • FULLY ENCLOSED
- GARDEN • VIEWING HIGHLY RECOMMENDED



Overview

Set on the popular Norfolk Homes development this extremely well presented property is a must see offering modern and Spacious accommodation comprising: Lounge, Kitchen/Diner, Dining room, utility room, WC, Master Bedroom with En-suite Shower Room, Two further Double Bedrooms, Family Bathroom, Enclosed Rear Garden, Driveway and Garage.

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Entrance hall

Door to the front and triple glazed windows to the front. Carpet at front door leading into tiled floor. Underfloor heating and doors off and stairs to the first floor.

WC

Obscured uPVC glazed widow to side. Low level WC, pedestal wash hand basin, tiled splash backs with mirror above. Spotlights to ceiling, extractor fan and underfloor heating.

Second Reception room

Triple glazed window to the front, carpets , under floor heating.

Lounge

Triple glazed windows to the side and front and French doors leading to the patio and garden. Wall lights ,Amtico flooring, and fireplace with electric fire.

Kitchen - Dining room

Triple glazed window to the rear and French doors leading to the rear garden. Tiled floor with underfloor heating and door leading to utility room. Spotlights, wall and base units, worktops and sink drainer. Built in dishwasher, fridge freezer, Bosch gas hob, extractor fan and built in oven and grill.

Utility room

Door leading to the driveway. Tiled floor, base units, worktops and sink drainer. Plumbing and space for washing machine and tumble dryer. Wall mounted gas central heating boiler.

Landing

Carpets, built in airing cupboard, loft access and doors off.

Bedroom

Triple glazed window to the front, carpets, radiator and fitted wardrobes. Door leading to ensuite.

Ensuite

Triple glazed window to the side, shower cubicle, built in shelving, shaver point, part tiled, wood effect flooring, chrome heated towel rail, spotlights, enclosed WC and wash hand basin with built in cupboard.

Bedroom

Triple glazed window to the rear, carpets, radiator and built in wardrobe.

Bedroom

Triple glazed window to the front and side, radiator, carpets and built in wardrobes.

Family Bathroom

Family bathroom with bath, shower screen, built in shelving, shaver point, part tiled, wood effect flooring, chrome heated towel rail, spotlights, enclosed WC and wash hand basin with built in cupboards.

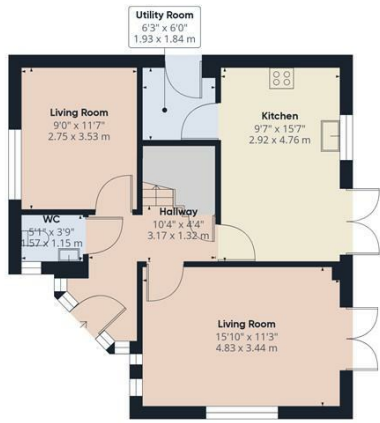
Garage & garden

Fully enclosed garden to rear, mainly laid to lawn with patio area and door to access the garage.

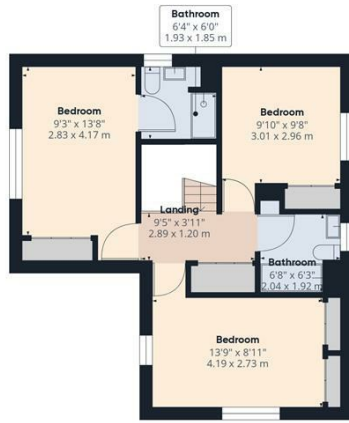
The large garage has power and lights and an up and over door to the front and room for car and storage.

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

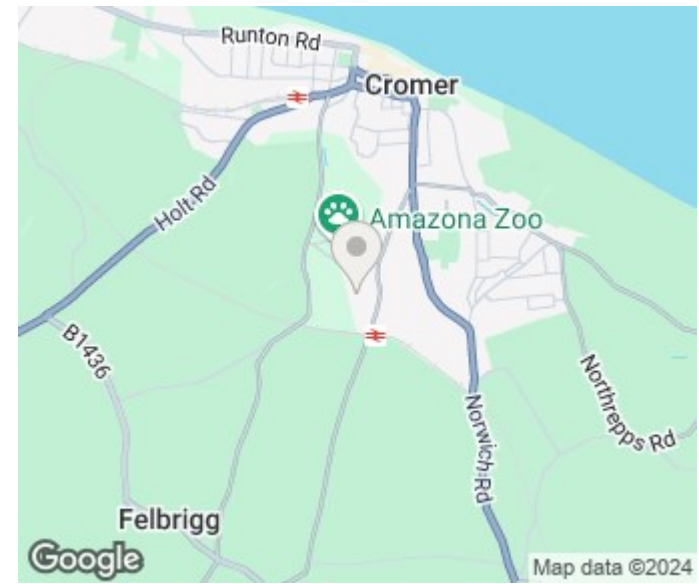
Approximate total area[®]
1344.09 ft²
124.87 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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	