



## BULLS ROW

CROMER, NR27 0LF

£475,000  
FREEHOLD

This absolutely stunning detached bungalow is a "MUST SEE" and lies in the lovely north Norfolk village of Northrepps. This beautiful bungalow consists of two double bedrooms, family bathroom, a large lounge and fantastic lounge diner ideal for entertaining.

If entertaining is what you are looking for to the outside is a great space with outdoor bar, BBQ area and two outdoor lounge areas. The garage has been converted into a home office and store room. There is also a separate utility room accessed from the side of the property.

  
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## BULLS ROW

- Stunning detached bungalow
- Superb garden with outside entraining area
- Two double bedrooms
- Large Lounge
- Kitchen Dining room
- Seperate utility room
- Family bathroom
- Office
- Village location
- Viewing highly recommended



### Area

This immaculate property is nestled in the charming village of Northrepps, an idyllic location for those seeking peaceful village living. This area benefits from regular bus routes, providing easy access to Northrepps, where you'll find amenities such as The Foundry Arms and Northrepps village hall, fostering a sense of community and social interaction. For those yearning for the coastal life, Northrepps offers proximity to the town of Cromer, known for its beach and atmosphere. In Cromer, you'll find further amenities, shopping options and a train station, making it an ideal choice for those who need to commute for work or leisure. Cromer also provides a range of excellent schooling options, ensuring a well-rounded family-friendly location. This village and its proximity to Cromer truly offer the best of both worlds.

### Overview

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### Entrance hall

Door to the front, carpets, wall mounted slim line radiator. Built in cupboards and doors leading to bedrooms and reception rooms.

### Lounge

Double glazed window to the front and patio doors to the side. Carpets, radiators and built in wall mounted TV unit with shelving and lighting.

### Kitchen - Dining room

Stunning open plan kitchen - diner with the kitchen comprising of- Double glazed window to the side. Wall and base units with granite worktops, walk in pantry, sink drainer, spotlights, part tiled, integrated dishwasher, fridge freezer, double oven and induction hob with extractor fan. Island with base units and granite worktops. Wood effect flooring and door to the side to access separate utility room and rear garden and home office.

Dining area

Double glazed window to the front, carpets and wall mounted shelving.

### Bedroom

Double glazed windows to the side and rear, radiator with cover, carpets and built in wardrobes.

### Bedroom

Double glazed window to the rear, carpets and radiator.

### Bathroom

Double glazed windows to the rear, wall mounted

vanity unit with light and sensor and fully tiled.

Enclosed wash hand basin and WC with built in cupboard. Slimline radiator. Bath with shower head and separate fully tiled shower cubicle with shower head and waterfall shower head.

### Outside

The outside of this property really comes into its own with a stunning front garden given this property great curb appeal. To the rear is an entertaining haven.

Consisting of two outdoor lounge areas an out door kitchen-BBQ area and bar area. The gardens to both the rear and front our beautifully maintained the garden areas are designed to be enjoyed for both family and friends.

### Utility room

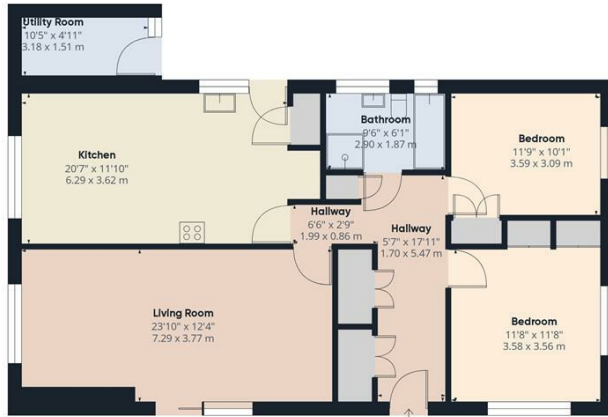
Double glazed door and window to the front, laminated floor, worktop and wall mounted shelving. Space and plumbing for washing machine and tumble dryer and space for fridge freezer.

### Office-garage

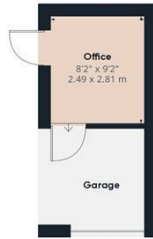
The garage has been converted into an office and storage room. The office could be used as home office, an art studio, games room etc. its has lights power and wall mounted heater along with a TV point. This good be easily converted back to a garage.

## WYWURRY BULLS ROW





Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 1182.16 ft<sup>2</sup>  
 109.83 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	