



COMPIT HILLS

CROMER, NR27 9LP

£400,000
FREEHOLD

Detached and spacious four bedroom property that must be seen to truly appreciate the accommodation and views of the plot that is on offer. As you enter the property from the front you are taken into hallway that leads to the kitchen and dining room, bathroom and additional separate WC and sitting room with a balcony giving a raised outlook across the garden. Stairs then take you down to the Master Bedroom with en-suite and three further bedrooms. The good size plot offers an attractive and peaceful outlook.


HENLEYS
Residential Sales & Lettings

COMPIT HILLS

- Deceptively Spacious • 4 Bedroom Detached Property • Accommodation over 2 Storeys • Beautiful Views • Set in quiet cul-de-sac • Close to Train Station • Driveway Parking and Garage • Vacant Possession • No onward Chain • Viewing is a Must



Overview

Detached and spacious four bedroom property that must be seen to truly appreciate the accommodation and views of the plot that is on offer. As you enter the property from the front you are taken into hallway that leads to the kitchen and dining room, bathroom and additional separate WC and sitting room with a balcony giving a raised outlook across the garden. Stairs then take you down to the Master Bedroom with en-suite and three further bedrooms. The good size plot offers an attractive and peaceful outlook.

Entrance

uPVC double glazed door to the front elevation, with storage cupboard and carpeted flooring, door leading to the entrance hall.

Entrance Hallway

Wall mounted radiator, carpeted flooring, ceiling light point, access to the roof space and doors leading to Lounge, Dining room, Kitchen, bathroom and separate WC.

Lounge

uPVC Double glazed sliding doors leading out to raised decking overlooking the private garden Two uPVC double glazed windows to the side elevation, gas flame effect fire with attractive hearth surround, two wall mounted radiators, TV point, telephone point, carpeted flooring and ceiling light point.

Dining Room

uPVC double glazed window to the side elevation, three wall light points, carpeted flooring.

Kitchen

uPVC double glazed window to the rear elevation over looking the rear garden. uPVC double glazed door to the side, a range of wall and base units with work surface over, part tiled walls, one and a half bowl sink and drainer unit with mixer tap over, inset mid range cooker with inset microwave above, inset electric hob with extractor over, space and plumbing for washing machine, space for upright fridge freezer, carpeted flooring and strip light to the ceiling.

Bathroom

uPVC obscured window to the side elevation, white suite comprising panelled bath with mixer taps and shower over, pedestal wash hand basin with mixer taps, low level WC, part tiled walls, wall mounted radiator, vinyl flooring and ceiling light point.

Separate WC

uPVC double glazed windows to the side elevation, low level WC, wall mounted radiator, carpeted flooring and ceiling light point.

Ground Floor

There are stairs leading downstairs to an inner hallway.

Inner Hallway

With carpeted flooring and access to bedrooms, ceiling light point, shower room and outside to the rear garden.

Bedroom One

uPVC double glazed window to the side elevation, built double wardrobe, understairs storage cupboard, wall mounted radiator, carpeted flooring, ceiling light point and door leading to En-Suite.

En-Suite Shower Room

Lovely spacious room with white suite comprising shower cubicle, wash hand basin set within vanity unit, low level WC, extractor fan, wall mounted radiator, vinyl flooring and strip light to ceiling.

Bedroom Two

uPVC double glazed window to the side elevation, built in wardrobe, wall mounted radiator, carpeted flooring and ceiling light point.

Bedroom Three

uPVC double glazed window to the rear elevation, built in wardrobe, wall mounted radiator, carpeted flooring and ceiling light point.

Bedroom Four

uPVC double glazed window to the rear elevation, built in wardrobe, wall mounted radiator, carpeted flooring and ceiling light point.

Outside

To the front of the property is an attractive and well kept garden mainly laid to lawn border by plants and shrubs. A single private driveway leads to a brick built garage with up and over door.

To the rear of the property is large established garden with a beautiful outlook over matured trees and furthers gardens. A raised balcony is accessed from the lounge upstairs offering the opportunity to sit and enjoy the beautiful and peaceful views.

Agents Note

The property is connected to mains water, drainage, electric and gas.

The property is Council Tax Band D

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Ground Floor



Floor 1

Approximate total area^①
1420.3 ft²
131.95 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.

GIRAFFE 360

