



BRICKFIELD COTTAGES

ROUGHTON ROAD, CROMER, NR27 0HL

£250,000
FREEHOLD

This two bedroom end terrace bungalow has got lots of scope with an extension to the side and a large L shaped lounge. The property has a low maintenance garden, ideal for second home owners or people with busy lives. The property is in an ideal location, quiet yet within walking distance to the train station, town centre and beach.

**HENLEYS**
Residential Sales & Lettings

BRICKFIELD COTTAGES

- End terrace bungalow
- Two double bedrooms
- Extension to the side
- Family bathroom & Shower room
- Spacious kitchen
- Large L shaped lounge diner
- Low maintenance garden with sheds
- Quiet residential location
- Close to train station
- Walking distance to beach and town centre



LOCATION

Cromer has a good array of independent shops and national supermarkets. There are also many restaurants, cafes and public houses in the town and close by. Cromer and District Hospital, dental surgeries, a GP surgery, an infant, junior and academy school within the town. The region's historic capital, Norwich, is just over 20 miles away. Norwich is the main commercial, cultural, retail, entertainment and transport link for the county. There is a train station on Roughton road with links to Norwich, London, the Broads and its neighbouring town Sheringham.

PORCH

Window and stable door to the side, Velux windows, carpets, wall & base units and worktops. Door leading into hallway and further door to extension to the side of the property.

EXTENSION

Door to the rear and door to the porch.

HALLWAY

Wood effect flooring, radiator and doors off.

BATHROOM

Window to the front, part tiled, wall mounted shelving, wall mounted vanity unit, light with shaver point, wash hand basin, WC, extractor fan, bath with shower attachment, radiator and tiled floor.

KITCHEN

Windows to the front, wall and base units, worktops,

tiled floor, radiator, space for cooker and extractor fan. Space for fridge freezer and space and plumbing for a washing machine. Radiator and tiled floor.

LOUNGE / DINER

Extremely spacious L shaped lounge diner. Windows to the rear and side with patio doors to rear and door to the side. Vaulted ceiling with wood panelling and beams, wood effect flooring and brick fireplace.

SHOWER ROOM

Wash hand basin, wall mounted vanity unit, light with shaver point, part tiled, tiled floor and shower cubicle.

BEDROOM

Windows to the rear and the side, carpets and radiator.

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Windows to the front and the side, carpets and radiator.

GARDEN

Low maintenance fully enclosed garden with patio and two outbuildings/worktops.

AGENTS NOTE

Council tax band B

EPC TBC

Gas central heating

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Approximate total area⁽¹⁾
1531.11 ft²
142.24 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.

GIRAFFE 360



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