



ROUGHTON ROAD CROMER, NR27 9LN

£415,000
FREEHOLD

Tucked away and on a large plot is this lovely 3 bed bungalow just a short distance to Cromer town centre. It has a large garden, a double garage, ample parking and is sold with no upward chain. Call Henleys to arrange a viewing.


HENLEYS
Residential Sales & Lettings

ROUGHTON ROAD

- NO UPWARD CHAIN • 3 BEDROOMS • VERY QUIET LOCATION • LARGE PLOT • DOUBLE GARAGE • AMPLE PARKING • CLOSE TO TRAIN STATION AND BUS STOP



OVERVIEW

This delightful and spacious bungalow sits at the end of a private road just on the outskirts of the town. It has a good size rear garden, ample parking space and a double garage. It has double glazing throughout and gas central heating. The property is being sold with no upward chain.

DIRECTIONS

Leave Cromer town centre towards Norwich. Turn right up Roughton Road. Continue up this road for half a mile past the train station and the private road can be found on the left just past the bus stop. The property sits on the end of this track on the right hand side.

FIRST IMPRESSIONS

On entering the property, there is a large parking area for a number of vehicles. To the right of this area is a double garage with twin up-and-over doors, lighting and power and an inspection pit. To the front of the bungalow are mature shrubs and lawns which extend to the right hand side of the property. A gate opens to the left hand side to a further concrete patio area which in turn leads to the rear garden. There are two entrances, one to the front and one to the side which opens directly into the kitchen. A lean to greenhouse is situated beside the garage.

KITCHEN ENTRANCE

A glazed uPVC door opens straight into the kitchen. The kitchen has a double glazed window to the front aspect. The kitchen comprises of a series of base and wall

mounted units with worktops over and an inset sink and draining board. There are spaces for a gas cooker, a washing machine and an upright fridge freezer. The gas boiler is mounted in one corner on the wall. Glazed doors open to the dining room and the inner hallway which leads to the three bedrooms and bathrooms.

DINING ROOM

Double glazed window to the side aspect with carpeted flooring and a radiator. In one corner is a storage cupboard. A further glazed door opens into the lounge.

LOUNGE

The lounge has double glazed window to the side aspect and French doors which open to the rear garden and patio area. carpeted flooring and radiator. Ceiling roses and radiator.

BEDROOMS

There are three double bedrooms. Some have fitted wardrobes and drawer units. All have carpeted flooring and radiators.

SHOWER ROOM

The shower room has an opaque double glazed window to the front aspect. There is a walk-in shower cubicle with an electric overhead shower. There is also a sink and a dual-flush WC. Radiator and extractor fan.

WC

Located in the inner hallway, serving the bedrooms is a further WC with a sink.

REAR GARDEN

The rear garden is a delightful mixture of lawns, mature shrub beds and trees. A large concrete patio area is adjacent to the property. To the rear of the garden is a wilding area which also has a greenhouse in one corner.

205 ROUGHTON ROAD





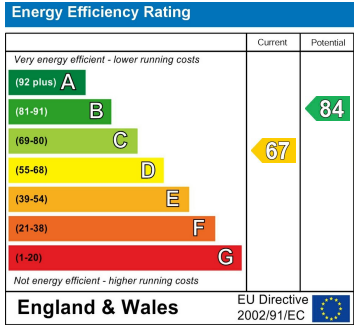
Approximate total area⁽¹⁾
1020.53 ft²
94.81 m²

(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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements