



2 Vaughan Close, Cromer
£475,000



2 Vaughan Close

Entrance Hall

Part double glazed composite entrance door with double glazed side panel, carpeted stairs rising to the first floor, understairs storage cupboard with underfloor heating manifold and lighting, wood effect LVT flooring, doors to the cloakroom, lounge and the kitchen/diner.

Cloakroom

uPVC obscure triple glazed window to the side aspect, pedestal wash hand basin with tiled splashback, low level dual flush WC, partial paneling to walls, tiled flooring, inset ceiling LED downlighters and extractor fan.

Lounge

uPVC triple glazed bay window to the front aspect, wood effect LVT flooring, feature fireplace with marble hearth and inset electric fire, media panel and glazed double opening doors to the kitchen/diner.

Kitchen/Diner

uPVC triple glazed window to the rear aspect, a range of fitted base and wall mounted units with work surfaces over and matching up stands, tiled splashbacks, inset one and a half bowl composite sink with mixer tap over and side drainer, inset five-ring gas hob with glass splashback and chimney style extractor over, built-in electric double oven and grill, integrated dishwasher, space for fridge freezer, extractor fan, inset ceiling LED downlighters, space for dining table and chairs, door to the utility room and uPVC double glazed French doors opening to the enclosed rear garden.

Utility Room

uPVC part double glazed entrance door to the side aspect, tiled flooring, fitted base kitchen unit with work surface over and matching up stands, inset composite sink with





mixer tap over and side drainer, tiled splashbacks, wall mounted kitchen cupboard housing the wall mounted gas fired boiler, space and plumbing for washing machine, space for condensing tumble dryer, inset ceiling LED downlighters and extractor fan.

First Floor Landing

uPVC triple glazed window to the front aspect, loft access hatch, wall mounted radiator, airing cupboard housing the pressurised hot water cylinder, carpeted flooring, doors to the bathroom, bedrooms 1, 2 and 3.

Bedroom 1

uPVC triple glazed bay window to the front aspect, wall mounted radiator, built-in double wardrobe with mirrored sliding doors, carpeted flooring, TV point and door to en-suite. **En-Suite** - uPVC obscure triple glazed window to the side aspect, wood effect vinyl flooring, fitted vanity unit with concealed cistern WC and partially inset wash hand basin with mixer tap over and cupboard below, tiled splashbacks, fitted shelving to recess, shaver point, wall mounted heated towel rail, extractor fan, inset ceiling LED downlighters and shower enclosure with tiled surround and shower mixer bar.

Bedroom 2

uPVC triple glazed window to the rear aspect, carpeted flooring, wall mounted radiator, TV point and built-in double wardrobe with mirrored sliding doors.

Bedroom 3

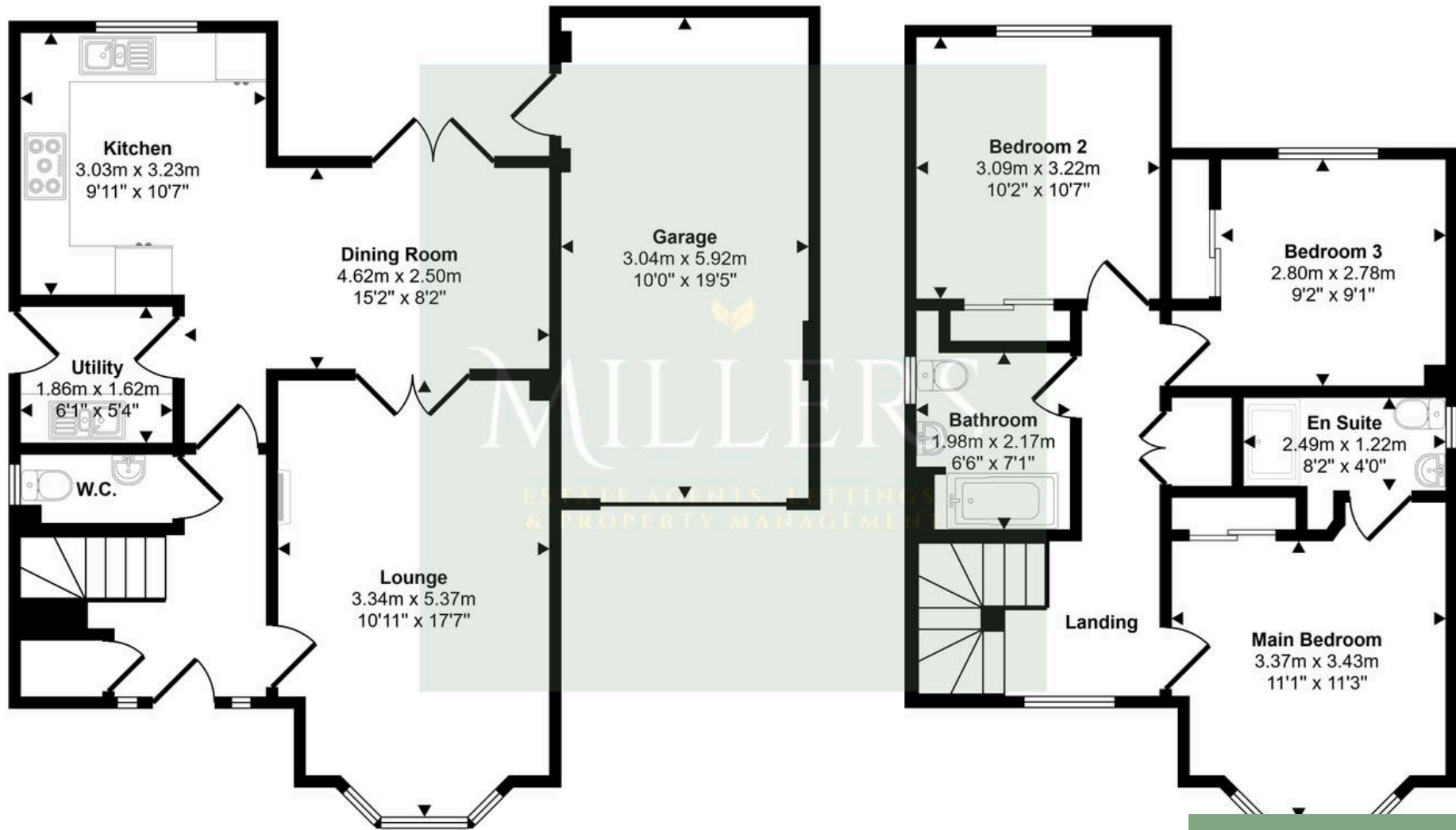
uPVC triple glazed window to the rear aspect, carpeted flooring, wall mounted radiator, TV point and built-in double wardrobe with mirrored sliding doors.

Bathroom

uPVC obscure double glazed window to the side aspect, wood effect vinyl flooring, fitted vanity unit with concealed cistern WC and partially inset wash hand basin with mixer tap over and cupboard below, tiled splashbacks, fitted shelving to recess, wall mounted heated towel rail, extractor fan, shaver point, inset ceiling LED downlighters and panel sided bath with glazed shower screen over, tiled surround and mixer tap with shower attachment.



Approx Gross Internal Area
123 sq m / 1319 sq ft



Ground Floor
Approx 71 sq m / 759 sq ft

First Floor
Approx 52 sq m / 561 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

