



## 2 Yaxley Loke, Cromer, NR27 0FG

**Guide Price £200,000**

- End terrace House
- Fully fitted kitchen
- Spacious lounge
- EPC Rating: 82

This lovely one bedroom property is set in the immaculate Norfolk homes development "Park View" Cromer. The property lies on the outskirts of the town with easy access to schools, transport links and the town centre and stunning beaches. The property consists of a fitted kitchen, lounge, doakroom, double bedroom, bathroom and fully enclosed low maintenance garden.



## Property Description

### OVERVIEW

This immaculate one bedroom house lies in the beautiful Norfolk homes development on a quiet residential area of Cromer. The property is within easy access to schools, transport links, Cromer town centre with all its amenities, shops and of course the stunning beaches and coastline. The property consists of a fully fitted kitchen, cloakroom and lounge with patio door to fully enclosed low maintenance garden. To the first floor there is a double bedroom, bathroom and landing with space for an office area. To the outside the garden is fully enclosed with a gate to rear. The garden is low maintenance with patio and shingle areas. **Agents Note - this property is leasehold.**

### KITCHEN

Fully fitted kitchen with wall and base units, built in electric oven and grill, four ring gas hob with extractor fan and downlight over, sink and draining board, double glazed window to the front and slate tiled floor. Door off to cloakroom and arch leading through to lounge.

### CLOAKROOM

WC, wash hand basin and slate tiled floor.

### LOUNGE

Double glazed window to the rear and patio door to rear garden, slate tiled floor and stairs off to first floor. TV and satellite points.

### LANDING

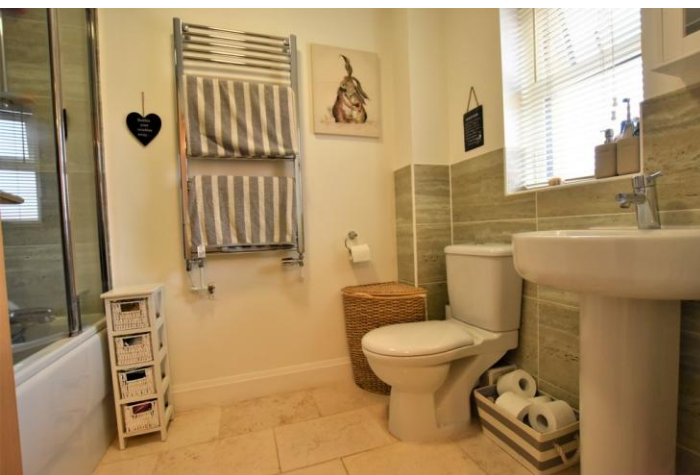
Carpets, airing cupboard, double glazed window to the front and space that the current owners use as an office area.

### BEDROOM

Double bedroom with double glazed window to the rear, carpets and radiator.

### BATHROOM

Double glazed obscure window to the front, tiled floor and part tiled walls. Bath with shower over with glass screen, wash hand





basin, WC.

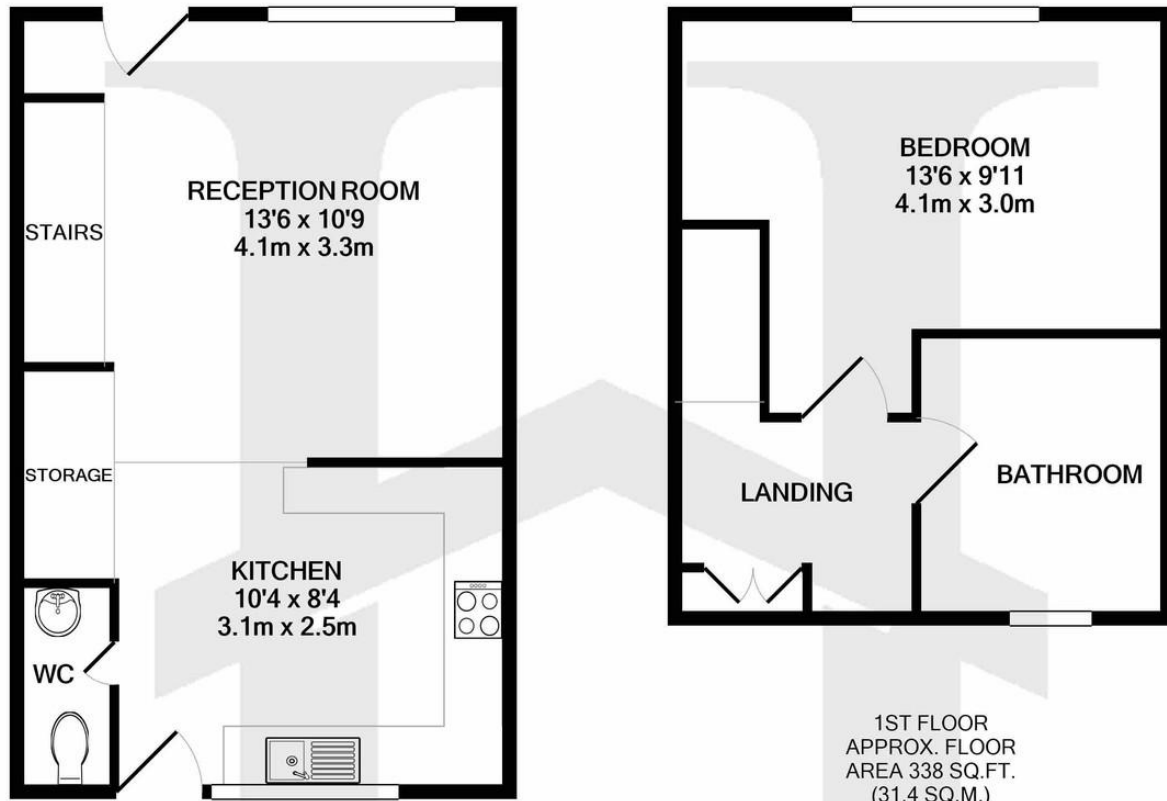
#### REAR

The rear garden is fully enclosed with a shed, and gate to access the road. The garden is shingle and paved making it very easy to maintain.

#### PARKING

Allocated parking for one vehicle.





GROUND FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		97
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		