

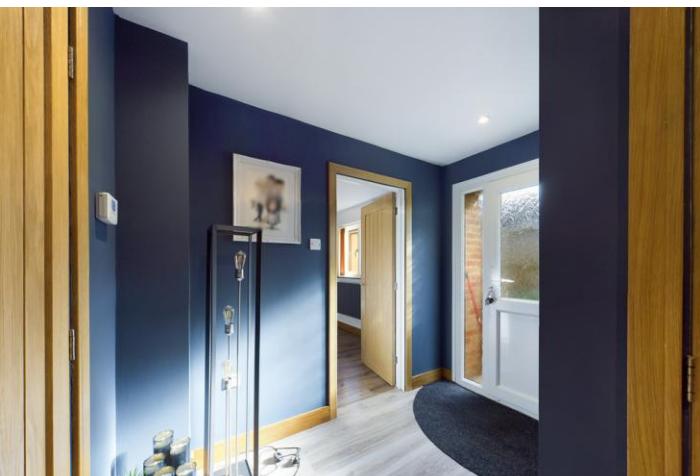


## 17 Compit Hills, Cromer, NR27 9LJ

**Guide Price £400,000**

- Large Detached Bungalow
- Quiet residential location
- Three reception rooms
- EPC Rating: TBC

Located in this ever popular residential area, this large four bedroom detached bungalow must be viewed to appreciate the high standard of presentation. With spacious living areas and ample off road parking, early viewing is essential to appreciate all it has to offer.



## Property Description

This lovely detached bungalow lies in a sought after quiet residential area of Cromer with a short walk from transport links and under a miles from the town centre of Cromer.

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. Cromer has railway links to Norwich, the Broads and its neighbouring town Sheringham.

### FIRST IMPRESSIONS

To the front of the property is a lawned area with shrubs. The driveway can park a good number of vehicles. Access to the rear of the property is via a pathway via a timber gate. There are two entrances to the property, one to the front and one to the side.

### ENTRANCE HALL

UPVC door to the front, laminate wood flooring, spotlights, loft access, radiator and doors leading to..

### GARAGE

Electric, power and lights, plumbing and space for washing machine and tumble dryer. Double wooden doors to the front.

### BEDROOM

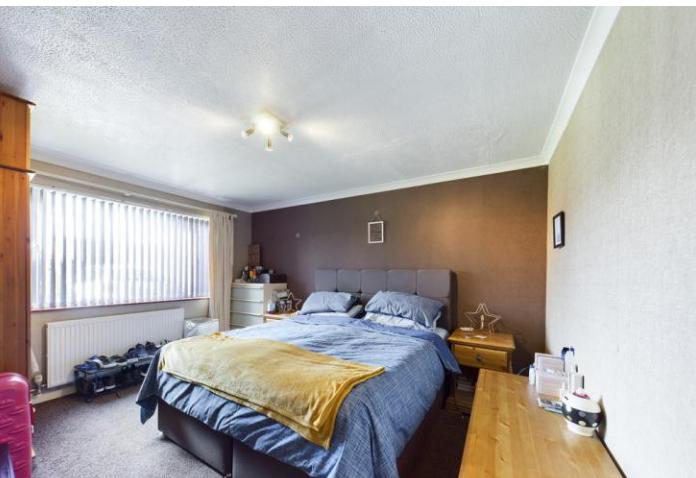
Velux window, new carpets, new decorated, radiator.

### BEDROOM

Velux window, new carpets, new decorated, radiator

### ENSUITE

Velux window, fully tiled, laminated wooden floors, WC, wash hand basin, wall mounted mirror with light and shower cubicle.



#### KITCHEN

Laminate wooden floors, wall and base units, spotlights, fully tiled, stainless steel sink drainer. Worktops with breakfast bar, radiator, range style gas cooker and space for dishwasher.

#### REAR HALL

Upvc door to the side, contemporary wall mounted radiator, laminate wood floors, loft access and built in airing cupboard.

#### BATHROOM

Double glazed window to the side, fully tiled, laminated wooden floors, spot lights, wash hand basin, radiator and bath with shower head and mixer taps.

#### WC

Double glazed window to the side, laminate wood floors, WC and fully tiled.

#### BEDROOM

Double glazed window to the front, carpets, radiator, spotlights, built in shelving and T.V point.

#### BEDROOM

Double glazed window to the front, laminate wooden floors, T.V point, radiator and built in wardrobes.

#### LOUNGE

Double glazed window to the side and double glazed doors leading into the conservatory. Laminated wooden floors, newly decorated, spotlights, wall mounted contemporary radiators, wooden mantle and wooden burner.

#### CONSERVATORY

UPVC and brick built conservatory with vaulted ceiling. Internal doors leading into the dining room and further doors to the decked area and garden.



## DINING ROOM

Double glazed window to the rear, laminated wooden floor, newly decorated and T.V point.

## GARDEN

Fully enclosed garden to the rear with decked area, patio area and grass. The garden is low maintenance making it perfect for busy families.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

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