



ROUGHTON ROAD

Cromer, Norfolk, NR27 9LQ
Guide Price £425,000

BROWN & CO
COCKERTONS



229 ROUGHTON ROAD

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LOCATION

Cromer is a popular seaside town on the north Norfolk coast and is proudly known as 'The Gem of the Norfolk Coast'. The town stands high and bracing on the wind swept cliffs, with several paths from the town to the sandy beaches below. Cromer has an impressive pier that is 500 feet long, built by Alfred Thorne and opened in 1901. Cromer combines the charm of the ancient fishing town with the hustle and bustle of a modern seaside resort which offers something for everyone, with a huge variety of places to visit and plenty of things to do. There are lots of independent shops, art galleries, book shops, cafes and restaurants in town.

The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DESCRIPTION

229 Roughton Road is a semi-detached four/five bedroom residence situated in a prime location in Cromer with far reaching views over open countryside. The property benefits from gas fired central heating and double glazing and briefly comprises; entrance hallway/office area, living room, open plan kitchen/breakfast room opening to a dining room and snug and a shower room to the ground floor. On the first floor there are three double bedrooms and a family bathroom. On the second floor there two further double bedrooms. To the outside of the property there is ample off road parking leading to an attached garage. The rear garden has many features, including a lawned area, patio, a decked area, two summer houses with power and light, a BBQ area, hot tub and a variety of sheds providing ample storage.





SPECIFICATION

- Large semi detached family house situated in a prime location.
- Gas central heating and double glazing.
- Situated over three floors.
- Open plan kitchen/breakfast room.
- Three further reception rooms.
- Entrance Hallway/Office area.
- Shower room.
- Four/five bedrooms.
- Family bathroom.
- Ample off road parking.
- Attached garage.
- Two summer houses with power and light.
- A variety of sheds providing ample storage.
- Fully enclosed rear garden providing a fabulous entertaining space including a hot tub, pond, decked area and a BBQ area.
- Far reaching views over open field.

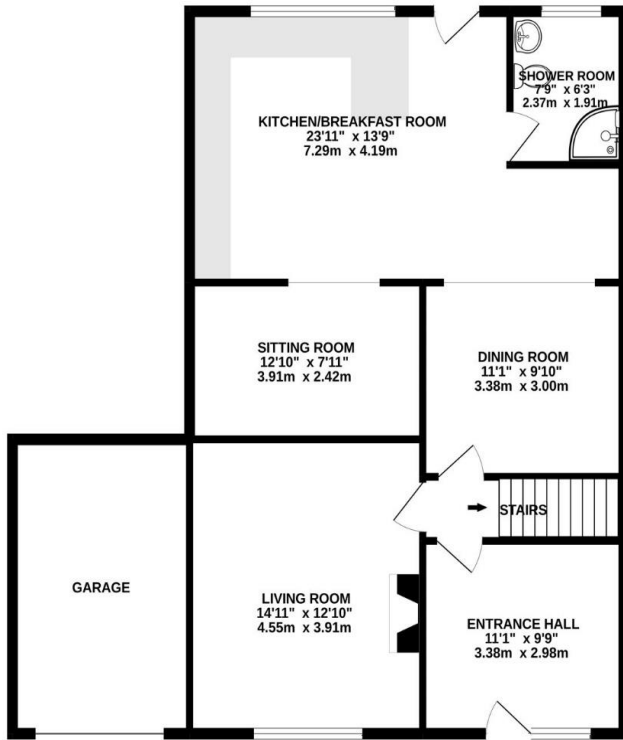
GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

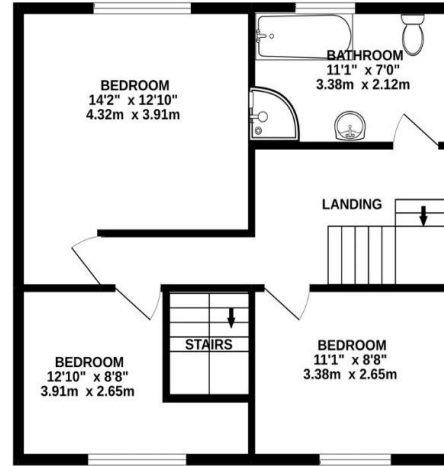




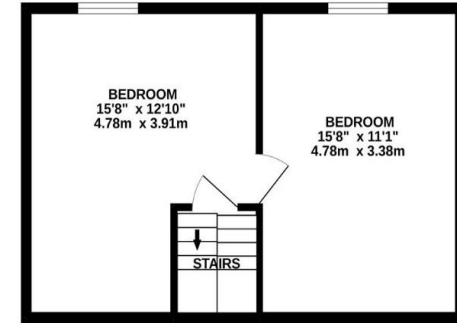
GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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