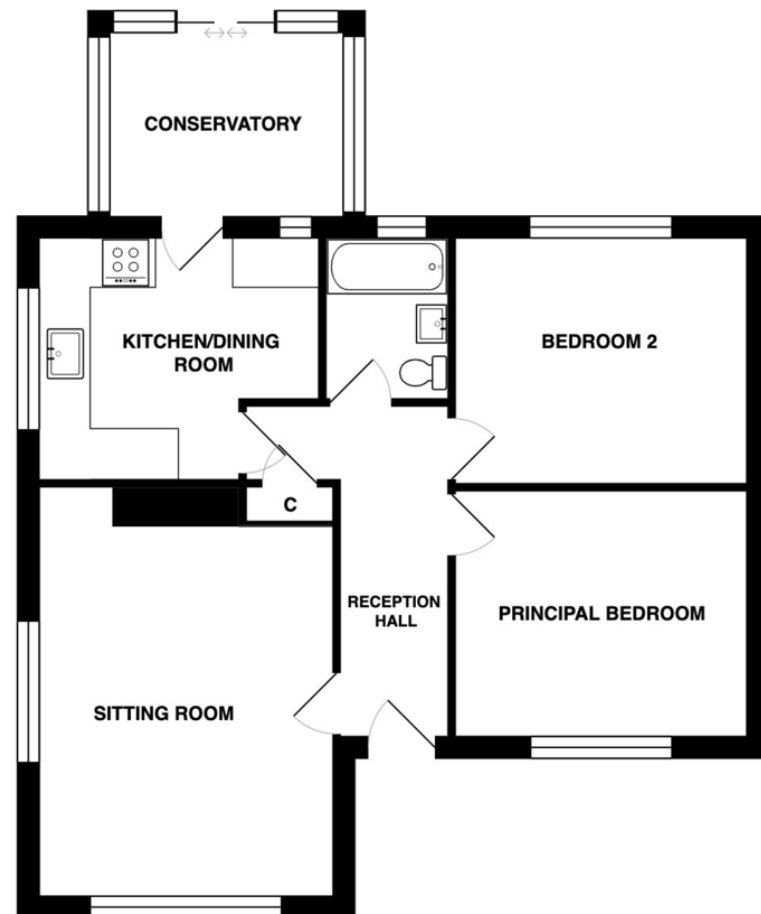


Floor Plan



Total Area: 69.7 m² ... 750 ft²

All measurements are approximate and for display purposes only

Data Protection Act

The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

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home for sale

Rosedene, 60 Mill Road

Cromer, NR27 0BH

Home for sale

Guide Price

£350,000

Freehold

An established detached bungalow ideal for retirement occupying an elevated position with west facing rear garden and just one mile from Cromer town centre.

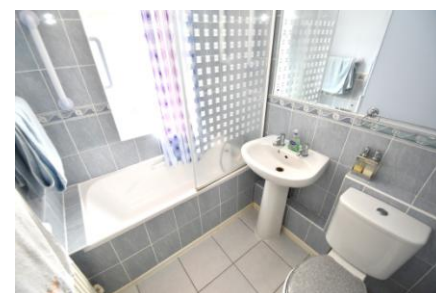
Viewing strictly by
prior arrangement
with the agents

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- Ideal Retirement Property • Gas Central Heating • Double Glazing
- Comfortable Sitting Room • Kitchen/Dining Room • 2 Double Bedrooms • Bathroom
- Attractive Gardens • Garage & Parking • • (Ref: NEE23719)

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Regulated by RICS



Location

Cromer is a vibrant predominantly Victorian town on the North Norfolk coast, famous for its wide open beaches, Cromer crabs and traditional pier complete theatre providing the last remaining Seaside Special variety show in the country. Rich in its fishing heritage, Cromer also has a lighthouse and proud tradition of RNLI service. There is an excellent mix of small independent local shops and a wide variety of cafes, restaurants, pubs and holiday accommodation together with train and bus links to the Broads and Norwich some 23 miles distant. There is a hospital, doctors and dental surgery, library and The Royal Cromer Golf Club. Locally there are National Trust properties at Blickling Hall, Felbrigg Hall and Sheringham Park as well as two heritage railways and countless nature reserves on the Norfolk Broads, heaths, coastal marshes and beaches. There are local Parkruns at Blickling Hall and Sheringham Park, fantastic for getting fit, volunteering roles, mental well being, or just getting to know the local community, particularly ideal if you have just moved from another area. There is a bus stop just outside the property which is just over 1 mile from the town centre and a general store just down the road.

Description

Probably constructed in the late 1960's early 70's Rosedene is an established detached bungalow occupying an elevated position offers bright and airy gas centrally heated and double glazed accommodation just 1 mile from the heart of Cromer.

There are two bedrooms both of which are doubles and include bedroom furniture and share a bathroom, plus a good size sitting room and well fitted kitchen/dining room. The gardens are a particular feature of the property with the front facing east, ideal for morning sun and the rear west for afternoon sunshine. Whilst access to the front of the property is via steps from Mill Road, level access can be gained to the rear where garaging and parking will be found.

Early viewing is recommended by the sole selling agents.

Double glazed entrance door to:

Reception Hall

13' 6" x 4' 5" (4.11m x 1.35m) minimum Built-in cloaks/storage cupboard with hanging rail and shelf, radiator, access to roof space, carpet.

Sitting Room

14' 4" x 11' 11" (4.37m x 3.63m) (Front & Side Aspect) Feature fireplace, TV point, double radiator, carpet.

Kitchen/Dining Room

11' 4" x 9' 11" (3.45m x 3.02m) (Side & Rear Aspect) Single drainer stainless steel sink unit with mixer tap and cupboards under, further base cupboard and drawer units with work surfaces over, inset four ring electric hob and built under electric oven, cooker point, part tiled walls, Baxi gas-fired combination boiler serving the central heating and domestic hot water, space for upright fridge freezer, extractor hood, matching wall cupboards and corner shelves, double radiator, fluorescent lighting, vinyl flooring, part glazed door to:

Conservatory

9' 6" x 7' 2" (2.9m x 2.18m) Sliding door to the garden.

Principal Bedroom

12' 0" x 10' 0" (3.66m x 3.05m) (Front & Side Aspect) With fitted

units comprising double and single wardrobes with hanging rail and shelf and adjacent shelving with storage cupboards over, radiator, carpet, ceiling coving.

Bedroom 2

12' 9" x 9' 11" (3.89m x 3.02m) (Rear Aspect) Free standing twin double wardrobing, range of high storage cupboards, bedside cupboards and drawer unit, radiator, carpet.

Bathroom

6' 6" x 5' 0" (1.98m x 1.52m) (Rear Aspect) With white suite comprising of panel bath with mixer tap and shower attachment, shower screen, pedestal hand basin and low level WC, part tiled walls, radiator, tiled floor.

Outside

Outside: Steps from Mill Road lead to a concrete path and lead good size front garden with southerly aspect laid to lawn with borders of spring flowers, shrubs, bushes and climbing rose. Front garden is screened by fencing. Gated access with concrete path and a border of shrubs and bushes together with outside tap leads to the rear garden which has been designed for minimum maintenance. Adjacent to the conservatory is a paved patio and gravelled areas beyond with raised bed of spring flowers, shrubs and bushes. Vehicle access is to the rear property and there is a concrete and gravel parking space leading to an asbestos garage 15' 10" x 8' 6" with double timber doors. Once again, the property is well screened by fencing.

Services

All main services are available

Local Authority/Council Tax

North Norfolk District Council, Council Offices, Holt Road, Cromer, NR27 9EN
Tel: 01263 513811
Tax Band: C

EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate available on request

Agents Note

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

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

What3Words seagulls.daisy.lamps