



**Mayfield Drive, Cromer NR27 0HN**

**welcome to**

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Set in a sought after residential cul de sac is this well appointed and presented 3 bedroom detached bungalow with central heating, double glazing, detached garage and well maintained gardens to front and rear.



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### **Entrance Hall**

Double glazed door leading to the entrance hall, radiator, access to the loft space, central heating thermostat, built in storage cupboards with shelving,

### **Lounge / Diner**

20' 5" Max x 11' 3" Max ( 6.22m Max x 3.43m Max )  
2 Upvc double glazed windows overlooking the rear garden, 2 radiators and serving hatch to the kitchen,

### **Kitchen**

12' 5" Max x 8' 10" Max ( 3.78m Max x 2.69m Max )  
Fitted with a comprehensive range of wall and base units, comprising cupboards and drawers with roll top worksurfaces over, inset sink drainer with mixer tap, plumbing and space for domestic appliance, further undercounter appliance space, gas/electric cooker point, wall mounted gas central heating boiler, tiled splashbacks, radiator, further space for upright appliance, built in pantry cupboard and Upvc double glazed window to the side aspect,

### **Bedroom One**

12' 2" Max x 9' 1" Max ( 3.71m Max x 2.77m Max )  
Upvc double glazed window to the front aspect and radiator.

### **Bedroom Two**

12' 3" x 8' 1" ( 3.73m x 2.46m )  
Upvc double glazed windows to the front and side aspects and radiator.

### **Bedroom Three**

8' 1" x 7' 10" ( 2.46m x 2.39m )  
Upvc double glazed window to the side aspect and radiator.

### **Family Bathroom**

6' 11" x 6' 8" Excluding door recess ( 2.11m x 2.03m Excluding door recess )  
Matching white suite comprising P shaped bath, mixer taps and thermostatic shower above with dual head rainfall fitting, glazed shower screen and full height splashback, pedestal hand wash basin with mixer tap and tiled splashbacks and WC, Upvc double glazed window to the side aspect, extractor fan, radiator and shaver point.

### **Exterior**

To the front of the property is mainly laid to lawn, concrete driveway providing ample off road parking, access to a detached garage with up and over door, personal door to the side and power, gated access to the rear garden, Rear garden is enclosed by hedging with mature shrubs and mainly laid to lawn.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Mayfield Drive, Cromer

- A Detached Bungalow
- Three Bedrooms, Lounge/Diner
- Central Heating and Double Glazing
- Garage, Front and Rear Gardens
- No onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM109013 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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