



Old Turnpike Road | Roughton | Norwich | NR11 8SP

£425,000

A unique opportunity to purchase this high specification new build detached bungalow situated in the popular village of Roughton and offered chain free must not be missed! Offering air source underfloor heating throughout, oak doors, ample power points, a 10 year architects warranty this property will not disappoint. Boasting a sitting room with inset fireplace, a contemporary kitchen and dining room for entertaining, a study, family bathroom and four double bedrooms with the master offering a dressing room and ensuite this property really does have it all. Outside there is a single garage, ample parking and an enclosed rear garden with patio area to enjoy the evening sun backing onto fields. Roughton itself is a community village offering a range of amenities including the New Inn Pub, a fish and chip shop, petrol station with convenience store along with regular bus routes to Cromer, Aylsham and Norwich and a primary school.

- Detached New Build Bungalow
- Four Double Bedrooms
- Sitting Room with French Doors
- Kitchen and dining area
- Ample parking and single garage
- 10 Year Architects Warranty



Property Description

SITTING ROOM

17' 09" x 13' 07" (5.41m x 4.14m)

With an inset fireplace, double glazed windows to the front and patio doors to the side opening out to the garden.

KITCHEN

17' 09" x 12' 10" (5.41m x 3.91m)

Fitted kitchen with a range of wall and base units. Double oven with induction hob and electric cooker hood. Integral dishwasher, fridge / freezer and built in microwave. Double glazed window to the side and patio doors to the rear opening onto the garden.

UTILITY ROOM

6' 04" x 9' 01" (1.93m x 2.77m)

With a range of wall units, plumbing for a washing machine and double glazed door to the rear.

DINING ROOM

16' 00" x 12' 06" (4.88m x 3.81m)

Open plan to the kitchen and with patio doors to the

garden.

STUDY / BEDROOM FIVE

9' 07" x 7' 07" (2.92m x 2.31m)

With a double glazed window to the front.

CLOAKROOM

Extractor fan, WC and wash hand basin

BEDROOM FOUR

14' 02" x 9' 03" (4.32m x 2.82m)

Double glazed window to the rear.

BEDROOM THREE

11' 03" x 9' 11" (3.43m x 3.02m)

Double glazed window to the rear.

BATHROOM

With a double glazed window to the side. Four piece suite consisting of a bath, shower cubicle, wash hand basin and WC.

BEDROOM TWO

12' 11" x 9' 06" (3.94m x 2.9m)

Double glazed window to the side. Built in wardrobes.

MASTER SUITE

13' 07" x 9' 07" (4.14m x 2.92m)

With a double glazed window to the front. Door to dressing room with fitted wardrobes and en-suite.

OUTSIDE

To the rear and side of the property there is a garden and patio area. Single garage and ample parking.

TENURE

Freehold

EPC RATING

To Be Confirmed

AGENTS NOTE

Please note due to continuing works at the property, the final finished property may look slightly different to our initial photographs.

VIEWING

Strictly by appointment with Arnolds Keys Cromer on 01263 512026

DIRECTIONS

Following the Norwich Road out of Cromer continue past Cromer High School on your left, continue over the bridge out of Cromer into Northrepps. Take the second right onto Norwich Road, Roughton and follow this until you reach the mini roundabout. Go straight across the roundabout and take a right hand turn where the New Inn is situated onto Old Turnpike Road. Follow Old Turnpike Road behind the petrol station and continue, you will pass five properties on your left hand side, opposite the fifth property is the shingle driveway which will lead you to the property as indicated by our 'for sale' board.



TOTAL APPROX. FLOOR AREA 1794 SQ.FT. (166.7 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 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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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