



COLNE PLACE , CROMER, NR27 9DR

£595,000
FREEHOLD

Situated ideally for the town in a very desirable residential area is this brand new 3 bed detached bungalow built by the highly reputable local developers, A. G . Brown Ltd. Built to the highest standard and specification, with ample parking space, detached garage and enclosed rear, south facing garden, this is a rare opportunity to acquire this brand new and beautiful residence in a popular but very quiet location.

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COLNE PLACE

- Brand new • 3 bedrooms (1 en-suite) • Open plan kitchen/diner • South facing and enclosed garden • 10 year NHBC warranty • Very high specification and finish • Superb location for the town • Ample parking • Ready to move in



OVERVIEW

Built by one of the most respected developers in the area, with a rich history of quality new-builds, is this amazing brand new 3 bed detached bungalow in one of Cromer's most sought after residential areas. With attention to detail, it has a contemporary feel with light and airy rooms, a south facing garden, ample parking and just a short walk to the town centre. Rarely do such properties come to the market, so close to the town.

FIRST IMPRESSIONS

The property sits at the end of a cul-de-sac with no passing traffic. To the front of the property is a shingled driveway with space for 3/4 average size vehicles. To the right of the drive is an oversized garage with an up and over door, a rear access door, lighting and power points. A sloping footpath especially designed with mobility in mind, leads to the main entrance. Shingled footpaths to both sides lead to the rear garden.

The property has an underfloor heating system throughout.

HALLWAY

Open the front door into a spacious and light hall. From the hall, oak doors open to the kitchen/dining room, the three bedrooms, the family bathroom and the lounge. Engineered oak flooring throughout.

LOUNGE

An amazing and spacious room with light pouring in through windows to the rear aspects and roof mounted Velux skylights. French doors open to the rear garden

and patio. Satellite points and multiple electric sockets. Wall mounted up/downlighting, pendant lighting. Carpeted flooring.

KITCHEN/DINING ROOM

Double glazed windows to the front aspect with a vaulted ceiling and Velux skylights. The kitchen area has a full range of base and wall mounted units with stone worktops over and an inset sink and draining board. Integral appliances include a gas/electric range cooker with a stainless steel extractor hood over, built-in fridge and freezer and a dishwasher. Engineered oak flooring and oak door to the Utility Room.

UTILITY ROOM

Double glazed window to the side aspect and uPVC glazed door opening to the side passage. Range of base units with worktops over. Integral washing washing machine.

BEDROOMS

There are three bedrooms. The master double bedroom has a built-in wardrobe and an en-suite shower room with WC, walk-in shower and wash hand basin with electric shaver point and tiled flooring and chrome towel rail heater.

The further two bedrooms consist of one double and one single room/study. Carpeted flooring in each room.

FAMILY BATHROOM

A spacious bathroom has a three piece suite with a bath with shower over, dual flush WC and vanity wash hand

basin. Tiled flooring, chrome towel rain heater, extractor fan and electric shaver point.

GARDEN

The south facing rear garden is laid to lawn and has a patio area directly outside the lounge.

GARAGE

An oversize single garage with an up and over door, lighting and power points.

HEATING

The property has a gas fired under floor heating system throughout with zone thermostats which can be linked to the internet for individual programming.

NHBC GUARANTEE

The property is covered by a ten year guarantee through NHBC.

COUNCIL TAX

TBC

EPC

TBC

7 COLNE PLACE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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