



## VAUGHAN CLOSE , CROMER, NR27 0FE

£400,000  
FREEHOLD

Set on the popular Norfolk Homes development this extremely well presented property is a must see offering modern and Spacious accommodation comprising: Lounge, Kitchen/Diner, utility room, WC, Master Bedroom with En-suite Shower Room, Two further Double Bedrooms, Family Bathroom, Enclosed Rear Garden, detached home office-studio, Driveway and Garage.

The property also benefits from being situated in walking distance of Roughton Road Train Station and within a mile of Cromer centre. The property would make an ideal family home or second home.

**H**  
**HENLEYS**  
Residential Sales & Lettings

# VAUGHAN CLOSE

- Norfolk homes property
- Immaculate throughout
- Three double bedrooms
- Master with en-suite
- Family bathroom & Cloakroom
- Spacious Kitchen/Diner
- Separate utility
- Living room
- Garage and parking
- Studio/home office



## Entrance Hall

Door to the front, woodgrain effect vinyl type flooring, under stairs storage, stairs to the first floor, doors to the lounge, kitchen/diner and cloakroom, under floor heating.

## Cloakroom

Double glazed window to the side, wash hand basin with splash back tiles, WC, spotlights and wood grain effect vinyl type flooring.

## Living Room

Double glazed window to the front with wooden shutters, underfloor heating, wood grain effect vinyl type flooring. Archway into kitchen/diner.

## Kitchen/Dining Room

Stunning open plan kitchen/diner, double glazed window to the rear and French doors leading to the rear garden. Wood grain effect vinyl type flooring spotlights and door into the utility room. The kitchen has wall and base units,

Bosch integrated appliances including built in fridge/freezer and dishwasher. There is a five ring gas hob with built in oven and extractor fan. The kitchen is open plan into the dining room making it a social room for entertaining.

## Utility Room

Wood grain effect vinyl type flooring, base units with space and plumbing for washing machine and tumble dryer, worktops and wall mounted gas central heating

boiler. Spot lights and door to access side and rear of the property.

## Landing

Double glazed window to the front with shutters, carpets, radiator, large airing cupboard, loft access and doors off to bedrooms and bathroom.

## Master Bedroom

Double glazed bay window to the front with shutters, carpets, built in wardrobes and door leading to Ensuite

## En suite

Shower cubicle, built in shelving, shaver point, part tiled, tile effect flooring, chrome heated towel rail, spotlights, enclosed WC and wash hand basin with built in cupboard.

## Family Bathroom

Double glazed window to the side, bath with shower and glass screen, built in shelving, shaver point, part tiled, tile effect flooring, chrome heated towel rail, spotlights, enclosed WC and wash hand basin with built in cupboard.

## Bedroom 2

Double glazed bay window to the rear with blinds, carpets, built in wardrobe

## Bedroom 3

Double glazed bay window to the rear with blinds, carpets, built in wardrobe

## Rear garden

Fully enclosed garden to rear, mainly laid to lawn with patio area and door to access the studio-office.

## Home office -Studio

This would make an ideal home office- studio for somebody wishing to work remotely. There is power, lights, electric heating and it is insulated making it a warm space throughout the year.

## Garage

Power and lights

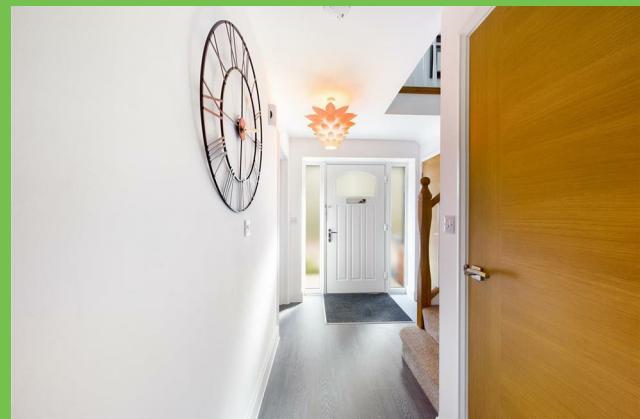
## Agents note

Council Tax Band D

EPC Current- 85B

Potential 95C

# 3 VAUGHAN CLOSE





| 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 |           |