



NEWSON & BUCK
ESTATE AGENTS

52 Cromer Road
Hunstanton
Norfolk
PE36 6FA

£475,000

Newson and Buck are delighted to offer this modern and well presented three bedroom detached chalet home, set back from the road and with far-reaching westerly views towards the sea, on a popular residential development in Hunstanton. The accommodation provides a lounge, a large kitchen diner, downstairs w/c and a convenient master suite with dressing area and en suite to the ground floor, further more on the first floor there is two bright and airy bedrooms alongside a family bathroom. The property would make an ideal family home or perfect for a potential retired couple but given the proximity to the beach and other local attractions, it would also make the perfect weekend or holiday bolthole. Built by the highly regarded Bennett's Homes, the property also offers a private rear garden, a single garage and a driveway for at least two cars. The property was completed in 2020 and was given a 10-year NHBC warranty at the time. The property has UPVC double glazing throughout, Gas central heating and comes with NO ONWARD CHAIN.

- Detached Chalet Bungalow
- Lounge
- Master Bedroom With En-Suite & Dressing Area
- Kitchen/Diner
- Two Further Double Bedrooms
- Coastal Town Location
- Close to Amenities
- Garden & Off Road Parking & Garage
- EPC - B
- NO ONWARD CHAIN!



Entrance Hall

15' 11" x 6' 03" max (4.85m x 1.91m) Entrance Door, Vinyl flooring, radiator , under stairs storage cupboard, stairs leading to first floor, doors leading to

Lounge

14' 08" x 11' 08" (4.47m x 3.56m) Carpeted, Radiator, Window to front, TV point, double doors leading to

Kitchen/Diner

23' 07" x 9' 02" (7.19m x 2.79m) Range of wall and base units with wooden worktops, inset sink, gas hob with extractor, combi grill/oven, oven, space for washing machine, space for fridge freezer, integrated dishwasher, tiled floor, patio doors leading to rear garden, two radiators and window to rear.

Downstairs W/C

4' 06" x 3' 02" (1.37m x 0.97m) Vinyl flooring, low level flush w/c, hand basin, radiator

Master Bedroom

11' 01" x 10' 04" (3.38m x 3.15m) Carpeted, radiator, window to front, dressing area providing ample storage leading to ensuite.

En-Suite

5' 11" x 5' 03" (1.80m x 1.60m) Vinyl flooring, quadrant shower cubicle, low level flush w/c, hand basin, radiator, tiled walls

Landing

Carpeted, loft access, storage cupboard housing boiler.

Bedroom 2

17' 02" x 15' 05" (5.23m x 4.70m) Carpeted, radiator, window to front, tv point

Bedroom 3

17' 01" x 10' 06" (5.21m x 3.20m) Carpeted, radiator, window to front tv point

Bathroom

8' 03" x 5' 07" (2.51m x 1.70m) Vinyl flooring, panelled bath with mixer shower over, low level flush w/c, hand basin unit with storage under sink, towel radiator, window to rear

Garage

23' 0" x 9' 10" (7.01m x 3.00m) Up and over door, power and lighting, side door leading to garden.

External

The front aspect provides parking for at least two vehicles as well as the garage, a small low maintenance garden laid to turf with ramp access leading to the front door.

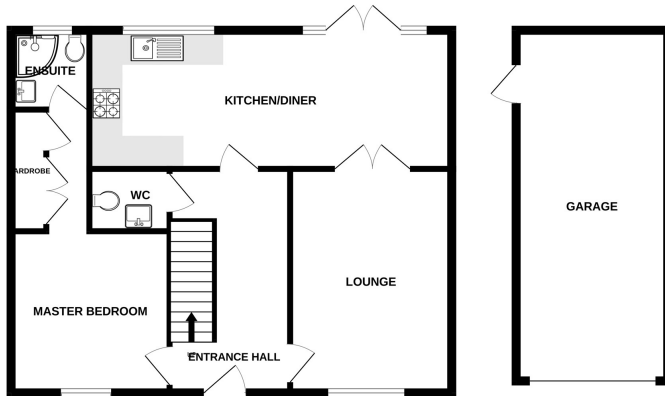
To the rear of the property you'll find a large east facing garden for the morning sun which is laid to lawn but also has a patio area reading for those summer nights.

EPC - B

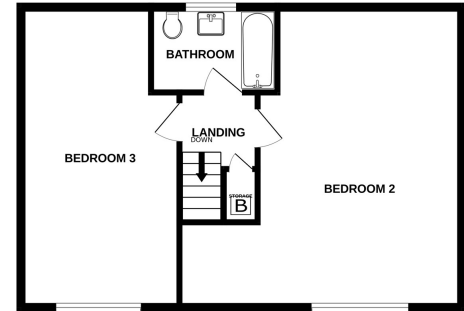
Council Tax - E



GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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