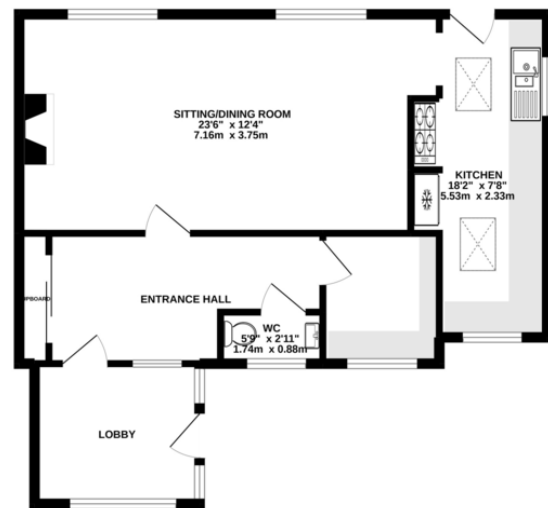




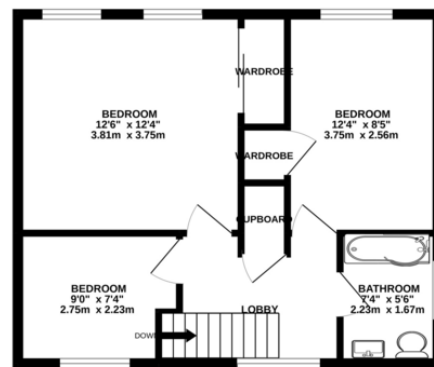
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

GROUND FLOOR
637 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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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14 Cromer Road, Bodham, NR25 6QQ

£340,000

Located on the edge of the village in Bodham is this completely refurbished property offering three bedrooms. The property stands on a very large plot with a south facing aspect, off road parking and has been completely refurbished throughout. The property has had all new cast iron radiators, LED lighting, electrics, plumbing, bathrooms, kitchen and flooring.

There is a large summer house/office sitting to the rear of the plot approximately 5 x 4 m with electric.

- Three Bedrooms
- Large rear garden
- Summer house/office
- Wood burner
- Totally refurbished

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City 01603 620551
Coastal 01263 822373

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.



Property Description

FRONT LOBBY

Solid wood door with two glazed side panel leading into entrance with built in pew style seating and storage cupboards below, oak engineered flooring, LED lighting door leading into the Hallway.

HALLWAY

Double doors to large cloaks cupboard, stairs to first floor, LVT flooring, LED lighting, doors to office, sitting room and cloakroom.

CLOAKROOM

UPVC sealed unit double glazed window to the front, low level WC, wash hand basin, LED lighting, tiled flooring.

OFFICE

UPVC sealed unit double glazed window to the front, range of shelving, desk with solid wood work area and storage cupboards beneath, all built in, radiator, LED lighting, LVT flooring.



SITTING/DINING ROOM

Very spacious and light room with two UPVC sealed unit double glazed windows, giving views over the garden. Feature fireplace housing multifuel burner, LED lighting, engineered oak flooring, opening to kitchen

KITCHEN

UPVC sealed unit double glazed window to the front. A range of gloss grey modern base units with white quartz work top and inset bedfast sink with mixer tap over. Alcove housing rangemaster electric cooking range with induction hob, built in dishwasher and washing machine, provision for fridge freezer. Matching range of wall mount cupboards, tiled splashbacks, LED lighting, engineered oak flooring, part glazed door to garden.



LANDING

Doors to all rooms, UPVC sealed unit double glazed window to the front, carpet, door to shelved storage cupboard. Doors to bedrooms and bathroom, access to loft space where the boiler and water tank is situated.

BATHROOM

Pattern glazed window to side. Three piece white suite comprising of panelled bath with shower over and glazed screen, wall mounted wash hand basin, low level WC. tiled floor with under floor heating, extensively tiled walls.

BEDROOM ONE

Two UPVC sealed unit double glazed windows to the rear, built in triple wardrobe, LED lighting, carpet.

BEDROOM TWO

UPVC sealed unit double glazed window to rear, carpet, LED lighting, door to shelved storage cupboard, cast iron radiator.

BEDROOM THREE

UPVC sealed unit double glazed window to front, carpet, LED lighting, shelved alcove over the stairs.



OUTSIDE

The property is approached by a gravel driveway with parking for 2-3 cars, small lawned area, mature hedging, side access leading to the large south facing rear garden, fully enclosed, with outside lighting and water, garden shed, two raised beds, a 5m x 4m timber clad summer house with power and light, which would make an ideal home office.

AGENTS NOTE

This property is freehold and does have a section 157 attached meaning that the property can only be sold to a person/s who has lived or worked in Norfolk for three years.

The property is a Council Band C. Has all mains connected.

