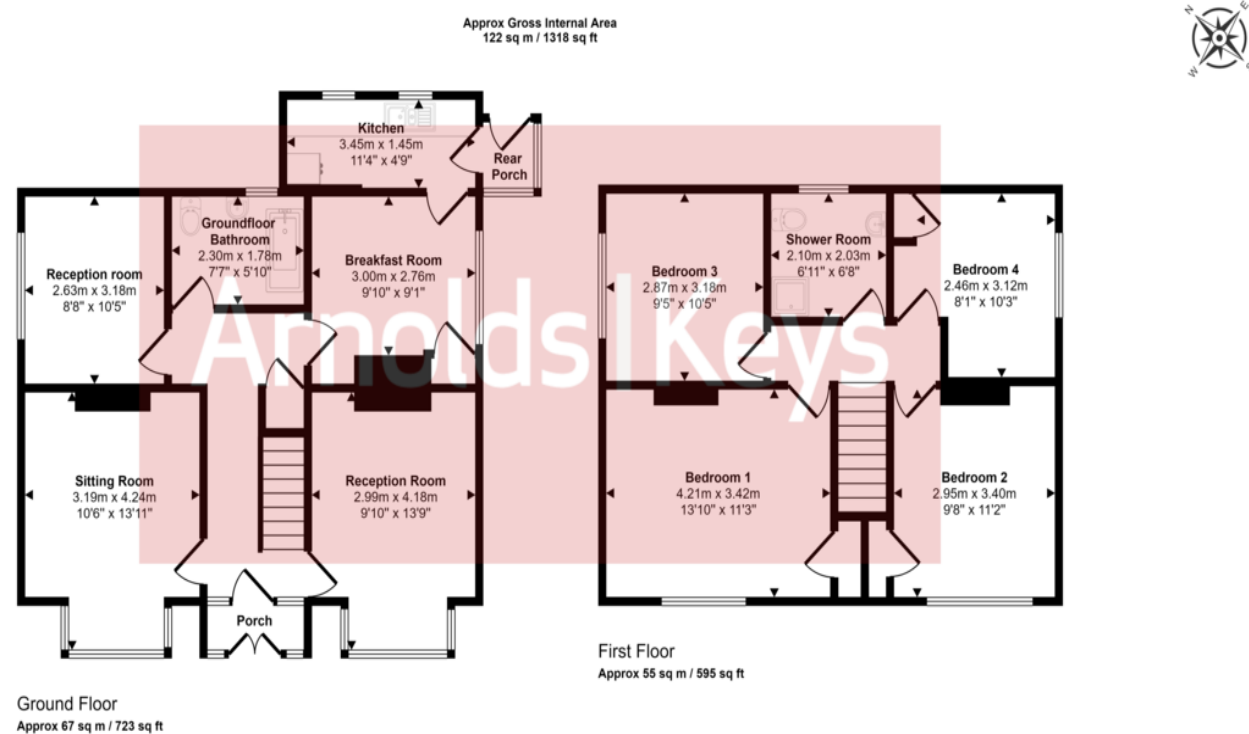




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Ferndale, Fearn Close, Cromer, NR27 0DZ

Offer in excess of **£325,000**

A great opportunity to purchase this detached family home, which is in need of some modernisation throughout and offering four bedrooms, three reception rooms plus a breakfast room with AGA. The property sits in a generous southwest facing garden.

This home is situated on a private road just off the main station road and offered with NO ONWARD CHAIN.

- Detached House
- Four Bedrooms
- Three Reception rooms
- Garage
- No Onward Chain

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Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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County 01263 738444
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 PORCH

UPVC sealed unit windows and door leading into the porch with carpet and solid wood door into the hallway.

HALLWAY

Doors to all rooms, carpet, ceiling light point, wall mounted storage heater, stairs to first floor, large understairs cupboard.

SITTING ROOM

UPVC sealed unit bay window to the front, carpet, feature fireplace with wooden mantle surround over, picture rail. Ceiling light, TV point.

RECEPTION ROOM

UPVC sealed unit bay window to the front, carpet, feature fireplace with wooden surround. Ceiling light.

RECEPTION ROOM

UPVC sealed unit window to the side, vinyl flooring, ceiling light.



GROUND FLOOR BATHROOM

UPVC sealed unit window to the side. three piece white suite comprising of panelled bath with electric shower over, low level WC, wash hand basin, heated towel rail, carpet, ceiling light.

BREAKFAST ROOM

UPVC sealed unit window to the side. Carpet, AGA situated centrally with two alcoves either side one housing Airing cupboard with hot water cylinder and shelving. Door to kitchen

KITCHEN

Two UPVC sealed unit windows to the rear. A range of base and drawer units with wood effect work surface over. Inset stainless steel sink unit with mixer tap over.

REAR PORCH

UPVC sealed unit windows to the rear and side, carpet, double glazed door to the rear garden.

LANDING

Doors to all bedrooms and bathroom. Carpet, ceiling light, wall mounted storage heater, access to loft space.

BEDROOM ONE

UPVC sealed unit window to the front, carpet, ceiling light, door to built in wardrobe.

BEDROOM TWO

UPVC sealed unit window to the front, door to built in wardrobe, ceiling light, carpet.

BEDROOM THREE

UPVC sealed unit window to side, carpet, ceiling light.

BEDROOM FOUR

UPVC sealed unit window to side, carpet, ceiling point, built in wardrobe.

UPVC sealed unit double glazed window to rear. Three piece suite comprising of corner shower cubicle, pedestal wash hand basin. Ceiling light, heated towel rail.

OUTSIDE

The property enjoys a south west facing garden all fully enclosed by timber panel fencing, with mature plants, shrubs, fruit trees and raised vegetable beds. There is a pathway leading round the whole of the property with a garden shed, bin storage area and detached single garage with up and over style door and personal door to the rear.

AGENTS NOTE

This property is Freehold and has a council tax rating C. All mains services are connected.

