

Arnolds | Keys



St Marys Cottage, 3, St. Marys Road, Cromer, NR27 9DJ

Price Guide £450,000

- A Little Gem
- Cosy sitting room
- Bi-fold doors
- West facing garden
- Gas central heating
- Three double bedrooms
- Beautiful fitted kitchen with Island
- Snug area
- Two bathrooms
- Immaculately presented

St Marys Cottage, 3, St. Marys Road, Cromer NR27 9DJ

Nestled in the charming town of Cromer, St Marys cottage is a hidden gem waiting to be discovered.

St Mary's Cottage is one of four homes created from Highfields, a former care home on St Mary's Road, Cromer.

Boasting a high specification interior and immaculately presented throughout with high ceilings and quality fittings this home ensures a stylish and modern living space.

A west facing garden at the rear enjoys the afternoon sun and the small front courtyard welcomes morning sunshine.

With three double bedrooms, the principle, complete with en-suite, a family bathroom, separate lounge and large kitchen/dining/snug space with bi-fold doors to the back garden this home offers a special vibe in the heart of Cromer.



Council Tax Band: D



HALLWAY

Lovely entrance hallway with engineered oak flooring, stairs to first floor, ceiling light, doors to boiler cupboard, lounge, cloakroom and kitchen.

LOUNGE

UPVC sash style double glazed windows to the front. Radiator, TV point, carpet and ceiling light point.

CLOAKROOM

Low level WC, wall mounted wash hand basin, ceiling light and radiator.

KITCHEN/DINER/SNUG

A beautiful room with large bi-fold doors along the back of the property opening on to the west facing garden. A good range of base, drawer and wall units in a modern contemporary pale grey with white fleck stone worktops. Built in range cooker with gas hob and electric double ovens with mirrored splashback and extractor above. Inset enamel sink with mixer tap. Built in fridge/freezer, dishwasher and washing machine. Central island with seating area, electric points and two overhead ceiling lights. Cosy sitting area. Two radiators and engineered oak flooring.

LANDING

Doors to all rooms, access to roof space. Carpet, radiator and ceiling light.

BEDROOM ONE

UPVC double glazed sash style window to the front. Carpet, radiator, ceiling light and door to

ENSUITE SHOWER ROOM

UPVC double glazed sash style window to the side. Low level wc, pedestal wash hand basin, separate shower cubicle with tiled walls and double head shower over. Wall mounted heated towel rail. Wood effect floor covering.

BEDROOM TWO

UPVC double glazed sash style window to the rear. Carpet, radiator, ceiling light point.

BEDROOM THREE

UPVC double glazed sash style window to the rear. Carpet, radiator, ceiling light.

FAMILY BATHROOM

Double glazed sash style window to the front. Low level WC, hand wash basin in vanity cupboard, large bath with double head shower over. Wall mounted heated towel rail and wood effect floor.

OUTSIDE

St Marys Cottage is approached off St Marys road, via a Loke, which is pedestrian access only. The front of the property faces east and has a small courtyard to catch the morning sun. A side access gate leads to the side of the property providing storage for bins and access to a shed.

Steps lead down into the gravelled back west facing garden with mature planting in raised beds. Outside lighting and water tap.

AGENTS NOTE

This is a freehold property, with all mains services connected, gas water and electricity and mains drainage. The Council tax is Band C.




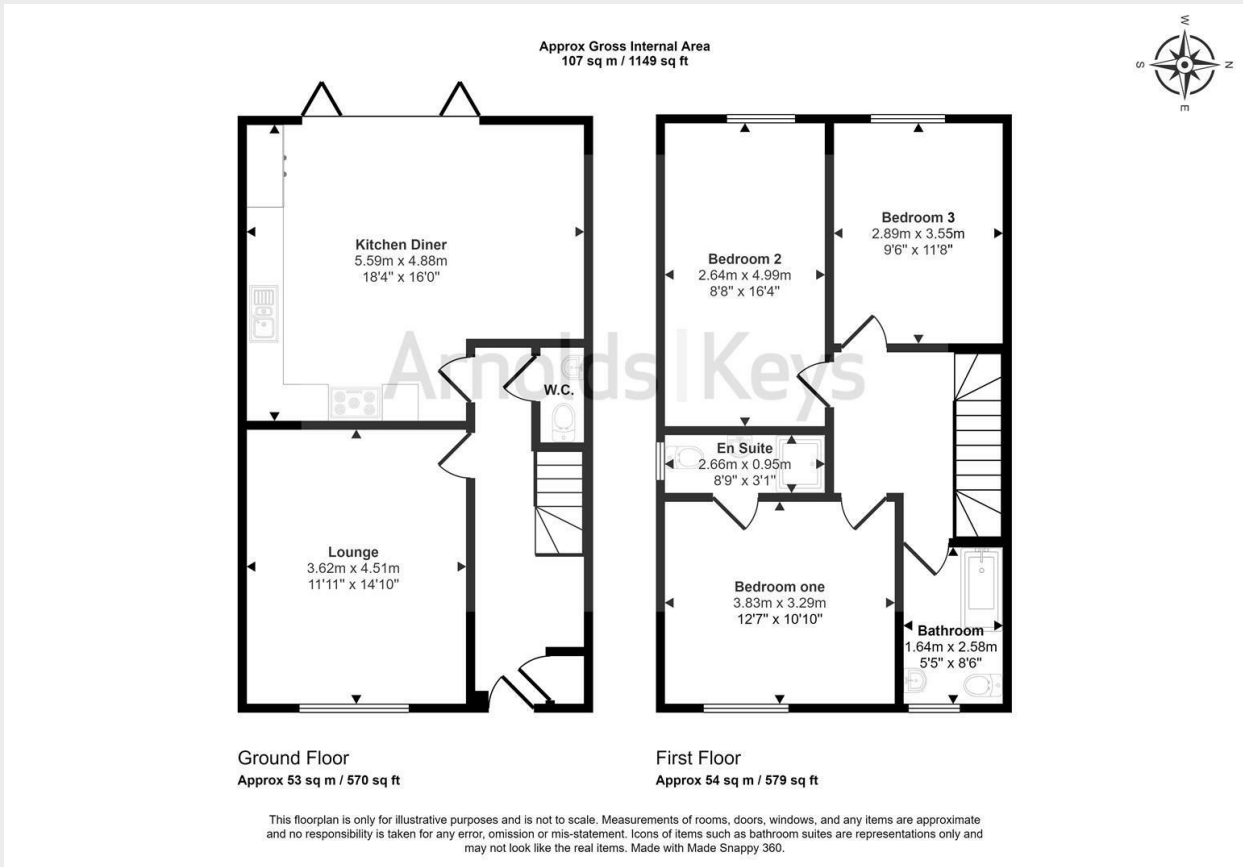


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		76	
(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 	



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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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.

