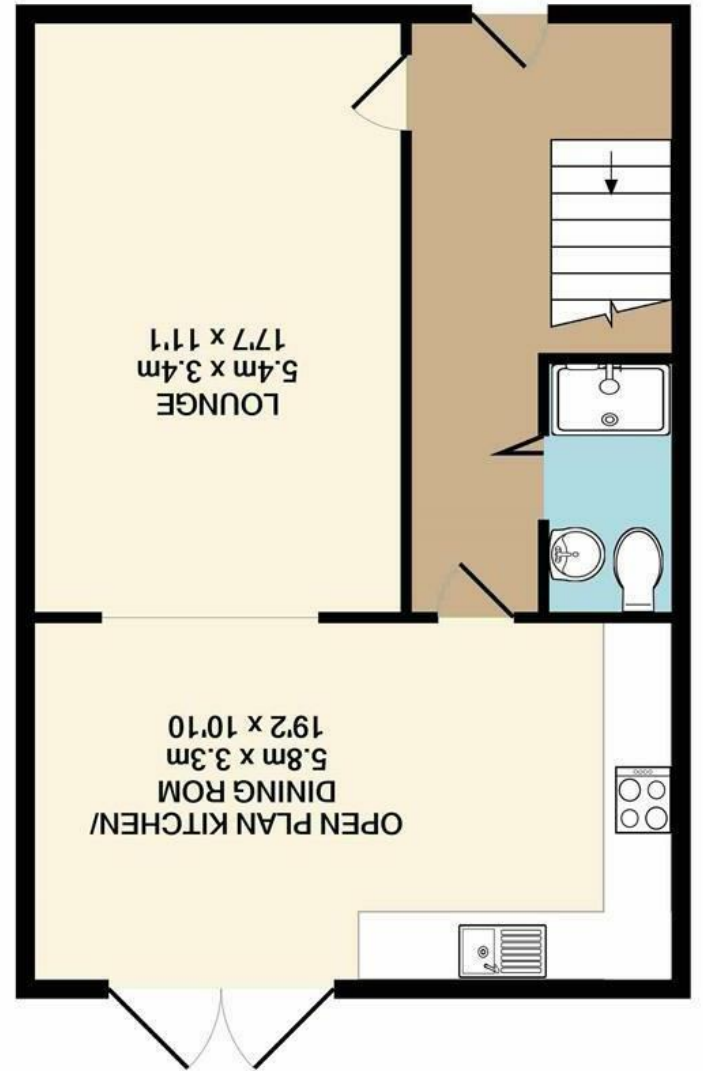
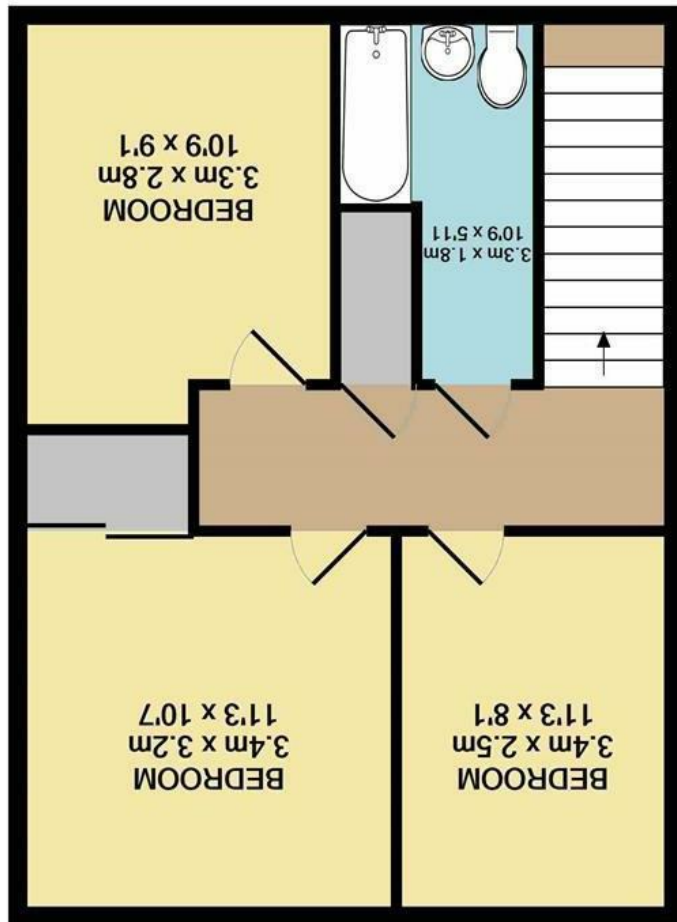


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
 APPROX. FLOOR
 AREA 50.4 SQ.M.
 (543 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 46.6 SQ.M.
 (501 SQ.FT.)



TOTAL APPROX. FLOOR AREA 97.0 SQ.M. (1044 SQ.FT.)

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	
A (81-91)	A (92 plus)
B (61-80)	B (81-91)
C (51-60)	C (61-80)
D (31-50)	D (51-60)
E (21-30)	E (31-50)
F (11-20)	F (21-30)
G (1-10)	G (11-20)
Not energy efficient - higher running costs	



Connaught Road | Cromer | NR27
 Guide Price £300,000



abbotFox Land & New Homes presents this superb three bedroom detached house within a particularly desirable area of Cromer.

Generously proportioned accommodation comprises; reception hall, light and airy sitting room with glazed internal double doors to an impressive open plan kitchen dining room with appliances and French doors to the rear garden. In addition to this on the ground floor there is a useful shower room.

Stairs from the reception hall lead to the first floor which provides three good sized bedrooms and a stylish bathroom with shower over bath off the landing.

Outside, the property benefits from a driveway, walled frontage and a generous garden to the rear with feature patio area.

