



**Ferndale Fearn Close, Cromer NR27 0DZ**



**welcome to**

**Ferndale Fearn Close, Cromer**

A fantastic family home situated on a private road, close to all local amenities and the beach! A house with heaps of potential and offered with \*NO ONWARD CHAIN\*- Be quick!



**A fantastic opportunity to purchase a wonderful detached family home situated in the coastal town of Cromer. The property is in need of some modernisation throughout but offers four bedrooms, three reception rooms plus a breakfast room with an Aga. Further benefits include a generous south west facing garden!**

**This home is situated on a private road just off road station road, being close to all local amenities and just a short walk to the town centre, golf course and beach.**

### Entrance Hall

### 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.

### Lounge

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 2

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.

### 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.

### Shower Room

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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Ferndale Fearn Close, Cromer

- Detached Home with a Garage
- Three Reception Rooms
- Four Bedrooms
- No Onward Chain
- Council Tax Band C

Tenure: Freehold EPC Rating: E

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM107680 - 0007

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