









welcome to

Ferndale Fearns 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. Furhter 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

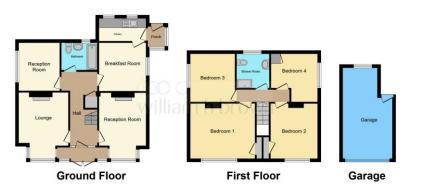
UPVC sealed unit window to side, carpet, ceiling light.

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 Fearns 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









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Property Ref: CRM107680 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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