



Barclay Close, Cromer NR27 9JX

welcome to

Barclay Close, Cromer

William H Brown are pleased to present this lovely 2/3 Bedroom, Semi-detached house just tucked away from the town centre of Cromer! Offered with NO ONWARD CHAIN. Call us now to book your viewing.



Barclay Close is just tucked away off Sandy Lane and is just a short walk to the main town centre of Cromer. The property itself is a three/four bedroom semi-detached house, consisting of Entrance Hall, downstairs Cloakroom, Study/Bedroom 4, Living Room, Dining Room, Garden Room, Kitchen, Utility Room, Landing, Three Bedrooms upstairs and Shower Room.

Cromer offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away so why not take advantage of Mary Jane's or No.1 fish and chips, or perhaps an Ice Cream as you walk along Cromer pier and take in the coastal beauty and see why many people like to call Cromer home!

Entrance Hall

Wall mounted radiator, tiled flooring, cupboard under the stairs

Cloakroom

Two piece suite, WC and hand wash basin, wall mounted radiator, double glazed window

Study/bedroom 4

8' 7" x 7' 6" (2.62m x 2.29m)
Wall mounted radiator, double glazed window, storage shelves (removable)

Living Room

15' 3" x 13' 6" max (4.65m x 4.11m max)
Double glazed window with views to the front, wall mounted radiator, electric fire set in wooden mantel, carpeted flooring, double doors leading to dining room

Garden Room

13' 6" x 9' 3" (4.11m x 2.82m)
Standard construction roof, two Velux, double doors to rear garden, tiled flooring

Kitchen

13' 10" x 7' 5" (4.22m x 2.26m)
Galley style kitchen, cream fronted cupboards with wooden work surfaces otop, integrated oven & hob, space for free standing white goods, tiled flooring

Utility Room

8' x 6' 6" (2.44m x 1.98m)
Few cupboard units, space for white goods, tiled flooring, wall mounted radiator, door to rear garden

Landing

Large space, airing cupboard, double glazed window

Bedroom 1

16' x 9' 9" max (4.88m x 2.97m max)
Sloped ceiling, two Velux windows, wooden beams, hand wash basin, fitted wardrobes, wall mounted radiator

Bedroom 2

13' 5" x 9' 10" (4.09m x 3.00m)
Sloped ceiling, two Velux windows, wooden beams, hand wash basin, fitted wardrobes, wall mounted radiator

Bathroom

Sloped ceiling, white suite consisting of WC, walk in shower, hand wash basin, Velux, wall mounted radiator

Outside

The rear of the property is a sun trap wraparound plot, mostly lawn and flower beds. The garden has a small pond, two sheds and greenhouse, is a private non overlooked space. The front of the property has a small shed with power and gated side access to the rear garden.



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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Barclay Close, Cromer

- NO ONWARD CHAIN
- Three/Four Bedrooms
- Groundfloor Cloakroom and Large Sunroom
- Wraparound Garden
- Council Tax Band B

Tenure: Freehold EPC Rating: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108002 - 0007

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