



**Crossdale Street, Northrepps Cromer NR27 9LB**



**welcome to**

**Crossdale Street, Northrepps Cromer**

GUIDE PRICE £350,000-£375,000

William H Brown are pleased to present this idyllic character Cottage, situated in the rural village of Northrepps on the outskirts of Cromer. Filled with idyllic views, easy access to Norwich, North Walsham & Cromer. Viewing is highly recommended.



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The Entrance Porch is kitted for shoe and coat storage, leading on into the Lounge with a wood burner, open plan Kitchen area leading to a bright Conservatory and a versatile 3rd Bedroom, which is currently being used as a study and has an en-suite attached to it. Upstairs there is 2 double Bedrooms, giving aspect views to the rear and front of the property. No fixed furniture within the rooms. Across the landing you will also find the main Family Bathroom.

The garden is full of charm with multiple levels, lawned & flower beds. Fields views galore to the rear. The front of the property offers a gravel drive with ample off-road parking.

### Lounge

14' 10" x 12' 7" extending to (4.52m x 3.84m extending to )  
Access via entrance porch, window x 1, radiator and inglenook fireplace with wood burner.

### Kitchen

13' 7" x 8' 10" extending to (4.14m x 2.69m extending to )  
Open plan style, Window x 1, radiator, cooker (powered by calor gas) with built in appliances.

### Conservatory

10' 6" x 10' 2" extending to (3.20m x 3.10m extending to )  
UPVC glass roofing and windows, radiator and rear door with access to rear elevated garden.

### Bedroom One

12' 2" x 10' 2" extending to (3.71m x 3.10m extending to )  
Window x 1 and radiator.

### En-Suite

Window, heated towel rail, walk-in shower, wash basin & WC.

### Bedroom Two

11' 11" x 10' 2" extending to (3.63m x 3.10m extending to )  
Window x 2 and radiator.

### Bedroom Three

9' 9" x 8' 10" extending to (2.97m x 2.69m extending to )  
Radiator and window x 1.

### Bathroom

Heated towel rail, window, bath with over shower, wash basin & WC.

### Outside

The garden is full of charm with multiple levels, lawned & flower beds. Fields views galore to the rear. The front of the property offers a gravel drive with ample off-road parking.



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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## Crossdale Street, Northrepps Cromer

- GUIDE PRICE £350,000 - £375,000
- Off-Street Parking
- Character Cottage
- Chain Free
- Council Tax Band B

Tenure: Freehold EPC Rating: D

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108223 - 0004

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