



Crossdale Street, Northrepps Cromer NR27 9LB

welcome to

Crossdale Street, Northrepps Cromer

William H Brown are pleased to present this idyllic 3 bedroom 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.



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.



view this property online williamhbrown.co.uk/Property/CRM108223



welcome to

Crossdale Street, Northrepps Cromer

- Off-Street Parking
- Character Cottage
- No Onward Chain
- Rear Garden Backs Onto Fields
- Idyllic Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CRM108223](https://www.williamhbrown.co.uk/Property/CRM108223)



Property Ref:
CRM108223 - 0013

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)