



**High View Park, Cromer NR27 0HQ**

**welcome to**

**High View Park, Cromer**

William H Brown are delighted to present this three Bedroom, Detached House set in the seaside town of Cromer. Perfect family home for those who want a piece of the coastal life and is offered with the benefit of NO ONWARD CHAIN!



**Offered with No Onward Chain is this detached House, which enjoys accommodation to include Entrance Hall, Lounge/Dining Room, Kitchen, Conservatory & Cloakroom to the ground floor, while upstairs offers Bedrooms & Family Bathroom. Outside has brick weave driveway parking, Garage and well-kept front & rear gardens.**

**The property is located in the seaside town of Cromer offering 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 & Chips, or perhaps an ice cream as you walk along Cromer pier and take in the coastal beauty, to see why many people like to call Cromer home!**

#### **Entrance Hall**

Porch style entrance with double glazed windows, opening into hall way with stairs to first floor, doors to Lounge/Dining Room & Cloakroom and sliding door to Kitchen.

#### **Cloakroom**

Two piece suite comprising wash basin & WC and double glazed window.

#### **Lounge / Dining Room**

27' x 12' ( 8.23m x 3.66m )

Electric fire inset to fireplace with hearth and mantel surround, serving hatch to Kitchen, 2 wall mounted radiators & front aspect double glazed window, in a gold effect oak casement. Door to Conservatory.

#### **Conservatory**

11' x 9' 8" ( 3.35m x 2.95m )

Leading off Lounge/Dining room with wood effect flooring, vaulted ceiling & double glazed windows to 3 sides. Door to rear garden.

#### **Kitchen**

11' 2" x 10' ( 3.40m x 3.05m )

Bespoke fitted Cooke & Lewis Raffello kitchen with high gloss cream base & wall units, Pyla wood effect resin work top over with sink & drainer unit and tiled splash back. Bosch oven & ceramic black glass hob and space for white goods. Tiled flooring, rear aspect double glazed window in a gold effect oak casement & door to rear garden.

#### **First Floor Landing**

Built-in cupboard and doors to Bedrooms & Bathroom.

#### **Bedroom One**

11' 7" from wardrobe x 11' 6" ( 3.53m from wardrobe x 3.51m )

Dark wood fitted wardrobes, wall mounted radiator & rear aspect double glazed window in a gold effect oak casement.

#### **Bedroom Two**

13' 1" x 9' 2" ( 3.99m x 2.79m )

Wall mounted radiator & front aspect double glazed window in a gold effect oak casement.

#### **Bedroom Three**

9' 10" x 7' 6" ( 3.00m x 2.29m )

Wall mounted radiator & front aspect double glazed window in a gold effect oak casement.

#### **Family Bathroom**

Suite comprising wash basin, WC & bath with Mira Sport Shower over. Wall mounted radiator & double glazed window in a gold effect oak casement.

#### **Outside**

The front of the property benefits from a brick weave driveway, which provides off-road parking, small lawn area with shrubs, bushes & wildlife pond and a Garage, which has power & houses the Worcester Bosch Greenstar 15i Heating / Boiler System.

A paved footpath leads to the front door and side of the property, which has a gate for access to the rear garden.

The rear garden is well-kept and mainly laid to lawn with a patio area, walk way to aquatic plant & fish pond, BBQ area for entertaining & a shed perfect for storage.



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 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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## High View Park, Cromer

- NO ONWARD CHAIN!
- 3 Bedroom Detached House with Off-Road Parking & Garage
- Downstairs Cloakroom & Upstairs Family Bathroom
- Council Tax Band D
- Quiet Cul-de-Sac Location in the seaside town of Cromer!

Tenure: Freehold EPC Rating: D

### Guide Price

**£425,000 - £450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108187 - 0008

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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.



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