



High View Park, Cromer NR27 0HQ

welcome to

High View Park, Cromer

GUIDE PRICE £345,000 - £370,000

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. Upstairs offers two double Bedrooms, a single bedroom & 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 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/CRM108187



welcome to

High View Park, Cromer

- NO ONWARD CHAIN!
- 3 Bedroom Detached House with Off-Road Parking & Garage
- Downstairs Cloakroom & Upstairs Family Bathroom
- Quiet Cul-de-Sac Location in the seaside town of Cromer!
- Benefits from a Worcester Bosch Greenstar 15i Heating / Boiler System

Tenure: Freehold EPC Rating: D
Council Tax Band: D

Guide price

£345,000 - £370,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CRM108187](https://www.williamhbrown.co.uk/Property/CRM108187)



Property Ref:
CRM108187 - 0022

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)