



Barn Owl Barns Cromer Road, Sidestrand Cromer NR27 0LT

welcome to

Barn Owl Barns Cromer Road, Sidstrand Cromer

*** GUIDE PRICE OF £300,000 - £325,000 ***

William H Brown are delighted to offer this beautiful three Bed Barn Conversion, accompanied with front & rear gardens, two parking spaces and offered with NO ONWARD CHAIN!



The Village of Sidestrand is situated just inland from the coast and roughly 1.5 miles from Cromer. 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 Janes 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!

The property itself consists of three bedrooms, downstairs shower room, lounge diner space, kitchen room, front gardens & rear courtyard garden. The barn also has two allocated parking spaces

Kitchen

12' 10" x 9' 11" (3.91m x 3.02m)

Double glazed window and door to the front aspect, fitted kitchen with range of wall and floor units with work surfaces over, exposed brick and flint walls, Aga, plumbing for washing machine and dishwasher, space for fridge freezer, stainless steel sink drainer, tiled splashbacks, radiator and terracotta tiled flooring.

Hall

Stairs to the first floor and Terracotta tiled flooring.

Lounge

17' 7" x 23' 4" (5.36m x 7.11m)

Exposed brick fireplace with open fire, exposed wooden beam, double glazed window and door to the rear aspect, double glazed doors to the courtyard, radiator and wooden flooring.

Cloakroom

Suite comprising of WC, wash hand basin and shower cubicle, terracotta tiled flooring.

Landing

Double glazed window to the front aspect and carpeted flooring.

Bedroom One

11' x 11' 5" (3.35m x 3.48m)

Exposed brick and flint walls, wooden beam, 2 x velux windows, radiator and carpeted flooring

Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m)

Fitted wardrobes, exposed brick and flint, double glazed window to the rear aspect, radiator and carpeted flooring.

Bedroom Three

10' 7" x 7' 6" (3.23m x 2.29m)

Double glazed window to the front aspect, radiator and carpeted flooring.

Exterior

To the front of the property is an entrance gate, picket fence with raised gravel area and shrubs. The rear garden has a walled courtyard with patio and seating area, trees and shrubs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Barn Owl Barns Cromer Road, Sidestrand Cromer

- No Onward Chain
- Characterful Three Bedroom Barn Conversion
- Two Parking Spaces
- Family Bathroom & Downstairs Shower Room
- Council Tax Band C

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRM108325 - 0008

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