



**Wood House Cromer Road, Trimingham Norwich NR11 8HT**

**welcome to**

**Wood House Cromer Road, Trimingham Norwich**

\*\*\*\* VENDOR HAS FOUND \*\*\* William H Brown are pleased to offer this Three Bedroom Detached house set in Trimingham, paired with stunning sea & countryside views, call us now to book your viewing!



**The property is located in Trimmingham, which is a small village situated on the beautiful North Norfolk Coast, approximately 4.5 miles from Cromer town centre. Cromer offers amenities to include Train Station, Doctor's Surgery, minor injuries Hospital, lots of shops and local supermarkets. Trimmingham itself has a bus service running to nearby towns and villages with the village of Overstrand close by, boasting both countryside and coastal walks and a good range of facilities including Convenience Store, Post Office, Primary School and Village Hall.**

**This property consists of entrance hall, living room, dining room, kitchen, utility, conservatory, three bedrooms, master with ensuite, family bathroom, front & rear gardens and workshop that could be converted back to a garage**

#### **Entrance Hall**

Door to the front aspect, radiator and laminate flooring

#### **Cloakroom**

Wash hand basin and WC

#### **Lounge**

21' 4" x 12' ( 6.50m x 3.66m )

Double glazed windows to the front and side aspects, fireplace with decorative mantle, 2 radiators and wooden style laminate flooring, double doors to the conservatory.

#### **Dining Room**

11' x 11' 4" ( 3.35m x 3.45m )

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

#### **Kitchen**

12' 4" into recess x 9' 7" ( 3.76m into recess x 2.92m )

Fitted kitchen with range of white wall and floor units with work surfaces over, white goods, double glazed window to the rear aspect, radiator and vinyl flooring.

#### **Utility Room**

6' 6" x 9' 3" ( 1.98m x 2.82m )

Door to the rear aspect, double glazed window to the front aspect, sink drainer, white goods.

#### **Conservatory**

17' 11" x 14' 9" ( 5.46m x 4.50m )

Hexagon and rectangle shape with vaulted ceiling, wooden style laminate flooring.

#### **Landing**

Radiator and carpeted flooring

#### **Bedroom One**

15' 2" x 12' ( 4.62m x 3.66m )

Fitted wardrobes and vanity unit, double glazed window to the front aspect, radiator and carpeted flooring

#### **En Suite**

Suite comprising of Shower cubicle, wash hand basin and WC, heated towel rail, double glazed window to the rear aspect.

#### **Bedroom Two**

11' x 10' ( 3.35m x 3.05m )

Fitted wardrobe, double glazed window to the front aspect with views over the farmhouse, radiator and carpeted flooring.

#### **Bedroom Three**

9' x 8' 7" ( 2.74m x 2.62m )

Fitted wardrobe, double glazed window to the rear aspect with sea & field views, radiator and carpeted flooring.

#### **Bathroom**

Suite comprising of bath with shower over, wash hand basin and WC, heated towel rail, double glazed window to the rear aspect and tiled flooring

#### **Exterior**

Rear garden with lawn and patio backing onto fields, double garage and studio with 2 double glazed windows and sea views.



**view this property online** [williamhbrown.co.uk/Property/CRM108502](http://williamhbrown.co.uk/Property/CRM108502)



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## Wood House Cromer Road, Trimingham Norwich

- Three Bedroom Detached House
- Vendor Has Found
- Sea & Countryside Views
- Drive & Garage/Workshop
- Turn Key Property

Tenure: Freehold EPC Rating: E

# £465,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CRM108502 - 0003

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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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