



**Chesterfield Cottages, Cromer, NR27 9ED**



**welcome to**

**Chesterfield Cottages, Cromer**

This quintessential 2 Bedroom brick & flint former Fisherman's Cottage is tucked away just a short walk to the town centre of Cromer. Bristling with character and charm it also has a lovely garden. This would make a fantastic first or second home or a great holiday let. No upward chain.



## Description

Chesterfield Cottages are a row of very pretty period brick and flint former Fisherman's Cottages just a few minutes' walk to the town centre and the sea front of Cromer. This particular Cottage has kept much of its original character, has a beautiful rear garden and would make a great first or second home or a great holiday let.

Cromer itself is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast-food outlets. Cromer has been mentioned numerous times in national newspapers as one of the best places to invest in property.

Nearby National Trust properties include Felbrigg and Blickling Hall, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city.

## Sun Room

9' 2" x 5' 5" (2.79m x 1.65m)

Front door opens into Sun Room with single glazed windows to the front aspect & double glazed internal window into the Kitchen, tiled flooring and internal door to Kitchen.

## Kitchen

7' 8" x 7' 4" (2.34m x 2.24m)

Double glazed window to the Sun Room. The kitchen has shaker style base units with solid timber work tops, brick tiled splash backs and an inset stainless steel sink and draining board. Space for electric cooker and further space for a washing machine. Two period latched doors open to under stairs storage cupboards with bespoke shelves for all your groceries and space for fridge/freezer. Polished exposed timber stairs rise to the first floor and an archway leads to the Lounge. Tile effect vinyl flooring and inset ceiling down lighting.

## Lounge

9' 11" x 10' (3.02m x 3.05m)

Double glazed window to the rear aspect with wood grain effect tiled flooring. Central to the room is a period fireplace with an inset wood burner sitting on a tiled hearth with a solid oak plinth over. Ceiling mounted LED down lighting. Programmable electric radiator. A period timber door opens to the rear lobby.

## Rear Lobby

2' 9" x 5' 5" (0.84m x 1.65m)

From the rear lobby a glazed door opens to the rear garden. A further period latched door opens into the shower room. Tiled flooring.

## Shower Room

7' x 5' 5" (2.13m x 1.65m)

High level double glazed opaque window to the side aspect. There is a quadrant shower cubicle with a rainfall shower head and further flexi-head and brick tiled splash-backs. Dual flush WC and a wash hand basin. Programmable electric radiator and wall mounted gas fired water heater. Solid tiled flooring.

## Bedroom One

9' 10" x 10' 1" (3.00m x 3.07m)

Double glazed window to the rear aspect with polished floorboards. Wall mounted programmable radiator and a latched door opens to a wardrobe.

## Bedroom Two

7' 8" x 7' 3" (2.34m x 2.21m)

Double glazed window to the front aspect with polished floorboards and a wall mounted Programmable electric radiator.

## Rear Garden

The garden is a delightful mixture of paved paths and patio areas bordered by flower and shrub beds. A gate leads to a pedestrian right of way for the neighbouring properties. Beyond the pedestrian path is a further vegetable plot which forms part of the garden.

## Flint Outbuilding

Opposite the front of the property is a separate outhouse, with a full wall of storage cupboards.

## Property Information:

The house has been fully rewired, including consumer units, heat and smoke detectors and a new electrical installation certificate issued, new double glazing throughout, a new gas water heater has been fitted and a new gas safety certificate issued, new Shower Room which has additionally been re-roofed and insulated.

Friendly permanent residents surround property, so it's ideal for permanent residence or holiday let.



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## Chesterfield Cottages, Cromer

- NO ONWARD CHAIN
- Brick & Flint Character Cottage
- New Kitchen & New Shower Room
- 2 Bedrooms
- Beautiful Rear Garden
- Ideal for First Time Buyers, Investors or Holiday Let

Tenure: Freehold EPC Rating: E

# £243,500



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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Property Ref:  
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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.



william h brown



**01263 513764**



[Cromer@williamhbrown.co.uk](mailto:Cromer@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)