



**Carrington Road, Cromer, NR27 0DU**

**welcome to**

**Carrington Road, Cromer**

William H Brown are delighted to offer this well presented 4/5 Bedroom, 4 Reception Room detached house which is located in the popular coastal town of Cromer. Call us now to book your viewing.



## Description

Located in the popular seaside town of Cromer don't miss this well-presented detached house which enjoys internal accommodation to include Entrance Hall, Cloakroom, Lounge, Dining Room, Breakfast Room, Kitchen and Study to the ground floor, whilst upstairs offers four Bedrooms and Family Bathroom. Outside offers ample off-road driveway parking which leads to a Garage/Workshop and well-maintained front garden, to the rear is a large garden with decking, pond & outbuildings.

Cromer itself 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 Jane's or No. 1 Fish & Chips, or perhaps an ice cream as you walk along Cromer pier, take in the coastal beauty and see why many people like to call Cromer home!

## Entrance Hall

Front door opens into hallway with wooden flooring, stairs leading to first floor with under stair cupboard and wall mounted radiator. Doors to Study, Dining Room, Lounge, Breakfast Room & Cloakroom.

## Cloakroom

2 piece suite comprising WC & pedestal wash basin and heated towel rail.

## Study

12' x 10' plus recess (3.66m x 3.05m plus recess)  
Open fireplace with wooden mantel piece, wooden flooring, wall mounted radiator, side aspect double glazed window & front aspect double glazed bay window.

## Lounge

23' 7" x 9' 11" plus recess (7.19m x 3.02m plus recess)  
Wood burner inset to fireplace, carpeted flooring, 2 wall mounted radiators, side aspect double glazed window & double glazed sliding patio door to rear garden.

## Dining Room

12' x 10' plus recess (3.66m x 3.05m plus recess)  
Boarded fireplace (currently obstructed by dresser), wooden flooring, wall mounted radiator & large front aspect double glazed bay window. Opens into Breakfast Room.

## Breakfast Room

9' 4" x 9' 10" (2.84m x 3.00m)  
2 built-in storage cupboards, vinyl tile effect flooring, wall mounted radiator & door to outside. Opens to Kitchen.

## Kitchen

14' 7" x 8' 10" (4.45m x 2.69m)  
Fitted with a range of wall & base units, work surface over with tiled splash back and stainless steel sink and drainer unit with mixer tap. Eye level electric oven, gas hob with cooker hood over, space & plumbing for white goods. Vinyl tile effect flooring & rear aspect double glazed window.

## First Floor Landing

Carpeted flooring, access to roof space via loft hatch which is partially boarded and doors to Bedrooms & Bathroom.

## Bedroom One

12' 10" x 12' into recess (3.91m x 3.66m into recess)  
Built-in double wardrobe, carpeted flooring, wall mounted radiator & front aspect double glazed window.

## Bedroom Two

11' 11" into recess x 9' 11" (3.63m into recess x 3.02m)  
Carpeted flooring, wall mounted radiator and double glazed windows to front & side aspects.

## Bedroom Three

12' 1" x 10' 4" (3.68m x 3.15m)  
Built-in cupboard housing the emersion tank, carpeted flooring, wall mounted radiator & rear aspect double glazed window.

## Bedroom Five

12' 1" x 6' 7" (3.68m x 2.01m)  
Carpeted flooring, wall mounted radiator, side aspect double glazed window and door to Bedroom Four.

## Bedroom Four

12' 5" x 9' 9" (3.78m x 2.97m)  
Accessed through Bedroom Five with carpeted flooring, wall mounted radiator & rear aspect double glazed window.

## Bathroom

Part tiled suite comprising WC, pedestal wash basin, bath & shower cubicle. Wall mounted radiator & rear aspect double glazed window.

## Outside

To the front of the property is a lawned area with a range of plants and shrubs, approach path to front door and paved driveway which leads to the Garage/Workshop and offers ample off-road parking.

To the rear of the property is an enclosed garden which has a mixture of lawn & patio areas, raised decking seating area, pond, various plants & shrubs, green house and summer house.



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## welcome to Carrington Road, Cromer

- Detached Family Home
- Four/Five Bedrooms
- 4 Reception Room & Kitchen
- Downstairs Cloakroom & Upstairs Bathroom
- Well-Presented Throughout
- Ample Off-Road Parking & Garage/Workshop
- Beautiful Landscaped Gardens
- Sought After Location - Close to Cromer Golf Course

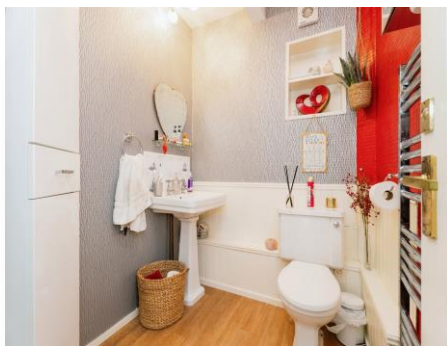
Tenure: Freehold EPC Rating: D

offers over

# £580,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108490 - 0004

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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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