



St. Martins Close, Cromer NR27 0BN

welcome to

St. Martins Close, Cromer

A generously proportioned Three bedroom detached bungalow situated in a secluded cul de sac with rooftop views over Cromer to the Sea. The property enjoys a large rear garden arranged in two sections along with a matching front garden and off road parking, central heating, double aspect lounge/diner



A generously proportioned Three bedroom detached bungalow situated in a secluded cul de sac with rooftop views over Cromer to the Sea. The property enjoys a large rear garden with an additional plot of land, along with a matching front garden and off road parking, central heating, double aspect lounge/diner, integral storage and no onward chain.

Cromer itself offers local amenities such as Junior & High School, Health Centre & Hospital, shops, various eating establishments and stunning coastline beaches which are only a short walk away from the property. 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

uPVC double glazed front door, radiator, access to the loft, airing cupboard with wall mounted gas fired heating boiler, access to all rooms.

Lounge Area

15' 10" x 9' 9" (4.83m x 2.97m)

L Shaped Room, uPVC double glazed windows to the front and rear aspects, radiators, door to the kitchen.

Dining Area

11' 3" x 7' (3.43m x 2.13m)

Kitchen

10' 10" x 8' 9" (3.30m x 2.67m)

Fitted with a comprehensive range of wall and base cupboards and drawers, work surfaces over with inset stainless steel sink drainer and mixer tap, plumbing for appliance and further undercounter appliance space, built in electric oven, hob with cooker hood above, tiled splashbacks, uPVC double glazed window to the rear aspect, matching door to the garden and radiator.

Bathroom

7' 3" x 6' 10" (2.21m x 2.08m)

White suite comprising bath with mixer tap and shower attachment, wash hand basin and low level WC, part tiled walls, 2 x uPVC double glazed windows to the rear and radiator.

Bedroom Three

10' 5" x 9' 5" (3.17m x 2.87m)

uPvc double glazed window to the rear aspect, built in wardrobe with hanging space and shelving,

Bedroom Two

10' 11" x 10' 8" Max (3.33m x 3.25m Max)

uPvc double glazed window to the side aspect, radiator, two built in cupboards, to recess with hanging space and shelving,

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

Built in wardrobe to the recess with hanging space and shelving, uPVC Double glazed window to the front aspect with rooftop views over Cromer towards the church and sea and radiator.

Exterior

To the front of the property is mainly laid to lawn, concrete path and steps to the front door, well stocked shrub borders, concrete hardstanding providing off road parking for one vehicle. To the rear of the property is a fenced in garden with paved patio area, timber summerhouse, steps to the main lawn area, fruit trees and well established shrubs, an additional plot of land, side access, integral store/workshop 7'6" x 5'3", wall mounted consumer unit and electric meters, power and light, uPVC double glazed door, additional store cupboard with uPVC door,



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.localagent.com



view this property online williamhbrown.co.uk/Property/CRM108832



welcome to

St. Martins Close, Cromer

- Detached Three Bedroom Bungalow
- Non estate location
- Far reaching views over Cromer to the Sea
- Generous private gardens
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108832



Property Ref:
CRM108832 - 0005

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