



Ferndale Fearn Close, Cromer NR27 0DZ

welcome to

Ferndale Fearn Close, Cromer

An older style four bedroom, two reception room detached home with generous gardens garage and set in a secluded location.



Set in a secluded location within easy reach of local schools and amenities is this imposing double fronted inter war built detached home with four bedrooms two reception rooms, two bathrooms, kitchen and utility, garage and generous gardens. Viewings are essential to appreciate the generous accommodation and location offered.

Entrance Porch

Wooden edged porch with upvc double glazed window, part glazed front door, staircase leading to the first floor, wall mounted storage heater and understairs storage

Lounge

14' Into Bay x 10' 8" (4.27m Into Bay x 3.25m)
Feature hardwood fire surround with tiled insert and hearth, open fire, picture rails, wood strip floors, upvc double glazed box bay window to the front aspect,

Dining Room

14' Into Bay x 10' (4.27m Into Bay x 3.05m)
Feature hardwood fire surround with tiled insert and hearth. Cupboards and drawers to recess, Upvc double glazed box bay window to the front aspect wood strip floor.

Study

10' 4" x 9' (3.15m x 2.74m)
Upvc double glazed window to the side aspect,

Bathroom

7' 8" x 6' (2.34m x 1.83m)
Suite comprising WC with dual flush system, vanity unit with cupboards and inset hand wash basin, and bath with mixer tap and shower attachment, tiled splashbacks, heated towel radiator, wall mounted dimple fan heater, extractor fan and upvc double glazed window to the rear aspect.

Kitchen

10' x 9' 2" Including recess (3.05m x 2.79m Including recess)
Free standing butchers block work surface area, fitted with Aga with dual ring, pantry cupboard and shelving to recess, airing cupboard with lagged water tank, upvc double glazed window to the side aspect and door to the Utility.

Utility Room

10' 1" x 4' 9" (3.07m x 1.45m)
Fitted with a comprehensive range of cupboards and drawers, roll edge work surface with inset single drainer sink with mixer tap, plumbing and space for 2 domestic appliances, upvc double glazed window to the rear aspect, further glazed door to the rear porch.

Rear Porch

Glazed to both sides with part glazed door leading to outside.

Landing

Access to all rooms, wall mounted storage heater and access to the loft space.



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

Bedroom One

13' 6" Max x 11' 5" Max (4.11m Max x 3.48m Max)
Upvc double glazed window to the front aspect, built in wardrobe with hanging space and shelving.

Bedroom Two

11' 6" Max x 9' 10" Max (3.51m Max x 3.00m Max)
Upvc double glazed window to the front aspect, built in wardrobe with shelves and hanging space,

Bedroom Three

10' 6" Max x 9' 11" Max (3.20m Max x 3.02m Max)
Upvc double glazed window to the side aspect, fitted wardrobe with hanging space and shelving.

Bedroom Four

10' 6" x 9' 5" (3.20m x 2.87m)
Upvc double glazed window to the side aspect,

Bathroom

7' 1" x 7' (2.16m x 2.13m)
Suite comprising low level WC, pedestal wash hand basin and corner glazed shower enclosure with electric shower and fully tiled splashbacks, upvc double glazed window to the rear aspect.

Exterior

Garage with up and over door to the front, personal door to the side aspect,



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welcome to

Ferndale Fearn Close, Cromer

- Detached Family Home
- Four Bedrooms ,Two Reception Rooms
- Generous Gardens
- Two Bathrooms,
- Secluded Location

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£395,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRM108972 - 0002

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