



**Fishermens Mews, Cromer NR27 9GY**

**welcome to**

**Fishermens Mews, Cromer**

William H Brown are delighted to present this gorgeous four Bedroom town house set down Fishermans Mews just a stone's throw from the beach, with OFF STREET PARKING and offered with NO ONWARD CHAIN. Be quick to register your interest!!



**Fishermans Mews is a small development, tucked away in the heart of the town. The eight town houses, whilst modern with high quality interiors, still blend in with the surrounding Victorian architecture.**

**The ground floor consists of a hall with under stairs cupboard housing the alarm system, kitchen diner and cloakroom, the living room and bedroom 4/study are on the first floor, the second floor consists of bedrooms 2 and 3 with the family bathroom, and the master with en suite is on the third floor. The property has one allocated parking space and attractive courtyard gardens. Property comes furnished.**

**Cromer, perched on the very edge of the north Norfolk coast, is famous for its tasty crabs, blue flag beaches, a traditional pier complete with a theatre providing seaside special variety shows and is awash with small local independent shops. As you would expect of a seaside town rich in its fishing heritage, it has a lighthouse and a proud tradition of RNLI service. It has been said that the lifeboat service is the lifeblood of the town and the Henry Blogg Museum offers a great insight into the service's past history. You will find Cromer as a vibrant Norfolk town with a wide variety of cafes, pubs, restaurants and shops as well as public transport, a school, a doctors surgery and a hospital.**

### Entrance Hall

The entrance hall offers a downstairs cloakroom, under stairs storage cupboard door to kitchen diner

### Kitchen

13' 2" x 13' 5" ( 4.01m x 4.09m )

Shaker style cream coloured units with wooden worktop space overtop, tiled splashback, deep Belfast sink, range cooker with five hob rings, integrated washing machine, dishwasher & fridge freezer, LED spotlights, wooden flooring, door leading to courtyard

### Cloakroom

WC, hand wash basin, double glazed window, wall mounted radiator

### Lounge

13' 2" x 14' 5" into bay ( 4.01m x 4.39m into bay )

Situated on the first floor, carpeted floor, underfloor heating with individual room thermostat, double glazed bay window, contemporary fireplace

### Bedroom 4/study

6' 6" x 5' 5" into recess ( 1.98m x 1.65m into recess )

Situated on the first floor, carpeted floor, underfloor heating with individual room thermostat, double glazed window

### Bedroom Two

7' 4" x 12' 5" into recess ( 2.24m x 3.78m into recess )

Situated on the second floor, carpeted floor, underfloor heating with individual room thermostat, double glazed sash window

### Bedroom Three

5' 6" x 12' 4" ( 1.68m x 3.76m )

Situated on the second floor, carpeted floor, underfloor heating with individual room thermostat, double glazed sash window

### Bathroom

Situated on the second floor, White suite comprising of WC, hand wash basin, bath with gold traditional bath shower mixer handset, double glazed sash window, tiled flooring

### Master Bedroom

10' 2" into window recess x 10' 5" ( 3.10m into window recess x 3.17m )

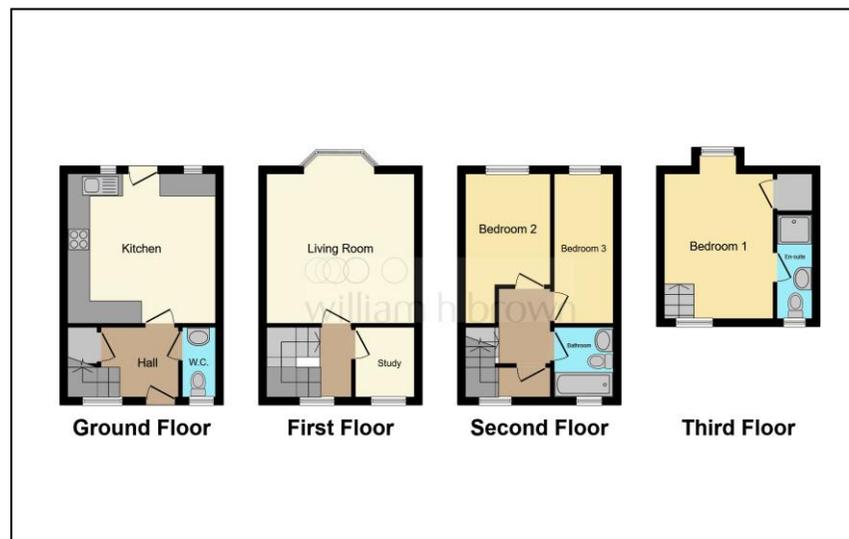
Situated on the third floor, carpeted floor, underfloor heating with individual room thermostat, two double glazed sash windows, cupboard with ideal boiler, two storage eave cupboards, sloped ceiling

### Ensuite

Suite comprising of shower cubicle, WC, hand wash basin, heated towel rail, double glazed window, tiled flooring

### Outside

Attractive courtyard rear garden, gate at the rear accessing the off street parking



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Fishermens Mews, Cromer

- Unique Townhouse
- No Onward Chain
- Master with Ensuite
- Off Street Parking
- Council Tax Band C

Tenure: Freehold EPC Rating: C

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM107745 - 0010

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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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