



3 Bridge Close, Cromer

**rightmove**  
believe it

Independent Estate Agents

**Pointens**



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk) | [www.pointens.co.uk](http://www.pointens.co.uk)



**3 Bridge Close, Cromer,**

**Norfolk NR27 0FJ**

Holt 10 miles, Blakeney 13 miles

Norwich 23 miles

A semi-detached two bedroom house constructed in 2016. This well presented property is situated in a quiet cul-de-sac and offers off street parking and a fully enclosed rear garden. Within easy walking distance there are a good range of local amenities.

**Guide Price £270,000**



**rightmove**   
**believe it**

## The Property

The property offered for sale is a modern two bedroom semi-detached house situated in a quiet cul-de-sac on the southern outskirts of this popular seaside town. Constructed in 2016, the well appointed accommodation comprises an entrance hall, sitting room, kitchen/diner and a cloakroom. On the first floor a landing leads to two bedrooms and a bathroom. The property enjoys the benefit of gas fired central heating and double glazing. Outside, to the front of the property is a brick weave driveway and the rear garden has a paved patio area and a raised lawn with mature plants and shrub borders.

## Location

The resort town of Cromer, standing beside the North Norfolk coast, is renowned, amongst other things, for its end of pier Pavilion Theatre. Other amenities include a cinema, bus and rail stations with services to Norwich and electrified rail connections to London Liverpool Street in under two hours. There is a regional airport at Norwich and sporting facilities – including the Royal Cromer 18 hole golf links with other courses available at Sheringham and West Runton. Cromer lawned tennis and squash club offers some of the finest grass courts in the county. Sailing facilities are available at Blakeney and on the Norfolk Broads.

## Directions

From Cromer town centre, proceed across the traffic lights onto the Norwich Road passing the schools on your left. Turn left by the advertising hoardings into Station Road, next right into Jubilee Lane and then Bridge Close can be found on your right hand side.

## Accommodation

### The accommodation comprises:

Entrance canopy and front door, leading to -

#### Inner Hall

Stairs to first floor, radiator, coat pegs, door to -

#### Living Room (14'2 x 10'8, dual aspect)

Built in cupboard, Double glazed window to front, smaller double glazed window to side. Television and satellite point.

#### Kitchen/Diner (14' x 9'3)

Range of high gloss white wall and base units with black laminate work surface, stainless steel sink drainer, and mixer tap, double glazed window and double glazed door to garden, gas hob, electric oven with extractor over, built in fridge freezer, tiled floor, ceiling lights. Radiator.

#### Cloakroom

Low level WC and wash hand basin.

#### First floor landing, leading to:

#### Bedroom One (14' x 9'5)

Build in wardrobes, two double glazed windows to front aspect, fitted carpet, ceiling light, wall mounted radiator. Built-in cupboard, television and telephone point.

#### Bedroom Two (14' x 7'1)

Two double glazed windows with views to garden. Ceiling light, wall mounted radiator. Television and telephone point.

#### Bathroom

Three piece suite comprising low level WC, wash hand basin, bath with shower over, frosted double glazed window, fully tiled wall, tiled floor, heated towel rail. Electric shaving point.

## **Curtilage**

To the front of the property is a brick weave driveway. A gate leads down the side of the property to the rear garden. This has a paved patio area with steps to a lawn garden with inset flower and shrub borders. The rear garden is fully enclosed with a mixture of brick walling and wooden panelled fencing.

## **General Information**

**Tenure:** Freehold.

**Council Tax Band:** Band B.

**Energy Performance certificate:** Band B.

**Local Authority:** North Norfolk District Council tel: 01263 513811.

**Services:** All mains services are connected.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

**Ref:** H3133414.

All our properties can be seen at:



## **Important Notice**

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

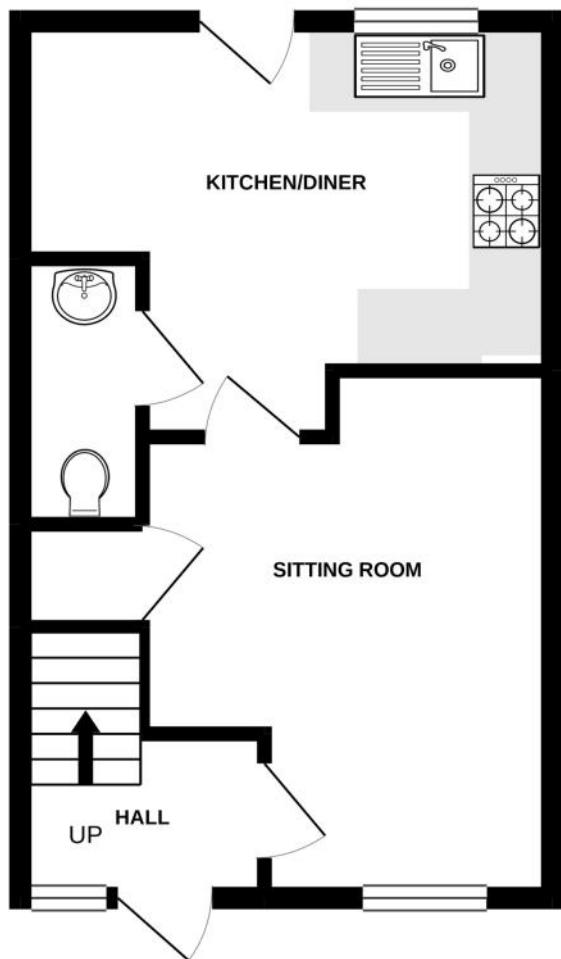
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

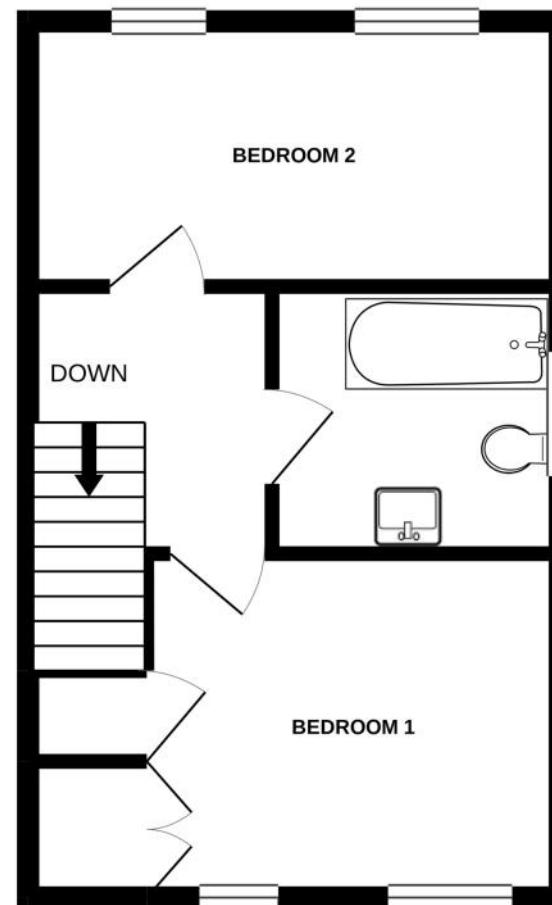
No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



**Pointens**

Independent Estate Agents

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)