

# Arnolds | Keys



17 St. Marys Road, Cromer, NR27 9DJ

Price Guide £475,000

- Semi detached Edwardian property
- Two bathrooms
- Gas central heating
- Part UPVC double glazing
- Enclosed garden
- Six bedrooms
- Home office
- Many character features
- Stripped floorboards



# 17 St. Marys Road, Cromer NR27 9DJ

St Marys Road is just a short walk to the town centre which is full of a range of shops, cafes and bars, and then a walk down to the beach and promenade. No:17 is a large Edwardian home, with many character features and a wealth of charm and warmth throughout.

The property is spread over three floors offering six bedrooms, two bathrooms and three reception rooms, along with a great family kitchen/breakfast area. Also at the rear is an enclosed private garden.



Council Tax Band: D



## ENTRANCE PORCH

Small pane French doors opening into the entrance porch, ceiling light, original tiled flooring. Wooden entrance door with half stained glass panel opening to

## HALLWAY

Lovely original tiled flooring, large under stairs storage cupboard, doors to sitting room, dining room and breakfast room. Ceiling light, radiator, stained glass window to the front door and above.

## SITTING ROOM

A lovely room with high ceilings, picture rail and original coving, bay window with sash windows to the front, stripped floorboards, TV point, radiator, feature open fireplace with mantle over on a tiled hearth.

## RECEPTION ROOM

Feature open fireplace on tiled hearth with mantle over. Stripped floorboards, large sash window to the rear, radiator, ceiling light.

## DINING AREA

UPVC double glazed window to the side, radiator, stripped floorboards, free standing gas Aga inset into the chimney breast with tiled splashbacks. As the Aga s sitting central in the room you can access the kitchen from both sides.

## KITCHEN

Fitted base and drawer units with solid wood surface over, inset enamel butler sink, provision for electric cooker, further freestanding base cupboard and work top. Wood clad ceiling with ceiling light, original pamnent tiled flooring, step up and lobby to rear garden and door to

## CLOAKROOM

High level WC and UPVC high level window to the side, vinyl flooring and half tiled walls.

## LANDING

Carpet, doors to all rooms, two ceiling light points, radiator.

## BEDROOM ONE

Large sash bay window to the front and further side sash window to the front, carpet, radiator, picture rail and original coving.

## BEDROOM TWO

Sash window to the rear, feature cast iron fireplace, striped pine floorboards. Picture rail, pedestal wash hand basin and radiator.

## BEDROOM THREE

UPVC double glazed window to the side, stripped floorboards, picture rail and ceiling light.

## BEDROOM FOUR

Dual aspect room with UPVC double glazed windows to rear

and side, carpet, radiator, feature cast iron fireplace. Ceiling light and picture rail.

## SECOND FLOOR LANDING

Doors to bedrooms five and six and home office, carpet, ceiling light and velux roof light.

## HOME OFFICE

UPVC double glazed window to the rear. Carpet, ceiling light. Off this room is a SHOWER ROOM with shower cubicle and electric shower over, and ceiling light.

## CLOAKROOM

Low level WC, wall mounted wash hand basin, ceiling light.

## BEDROOM FIVE

This room has part restricted head height, stripped floorboards, ceiling light, radiator.

## BEDROOM SIX

UPVC window to the front, carpet, ceiling light, radiator.

## OUTSIDE

Paved pathway to the front, low level wall, mature shrubs and pathway with garden gate leading into the rear. The rear garden is fully enclosed, has a lovely courtyard seating area outside the rear door and a further BBQ and patio area to the side. Outside tap and lighting, ornamental pond, lawn area, mature trees and shrubs. At the rear of the property there is an attached outbuilding with power and light and the potential for an office or workshop.

## AGENTS NOTE

This is a freehold property with all mains services connected. The council tax is band D.





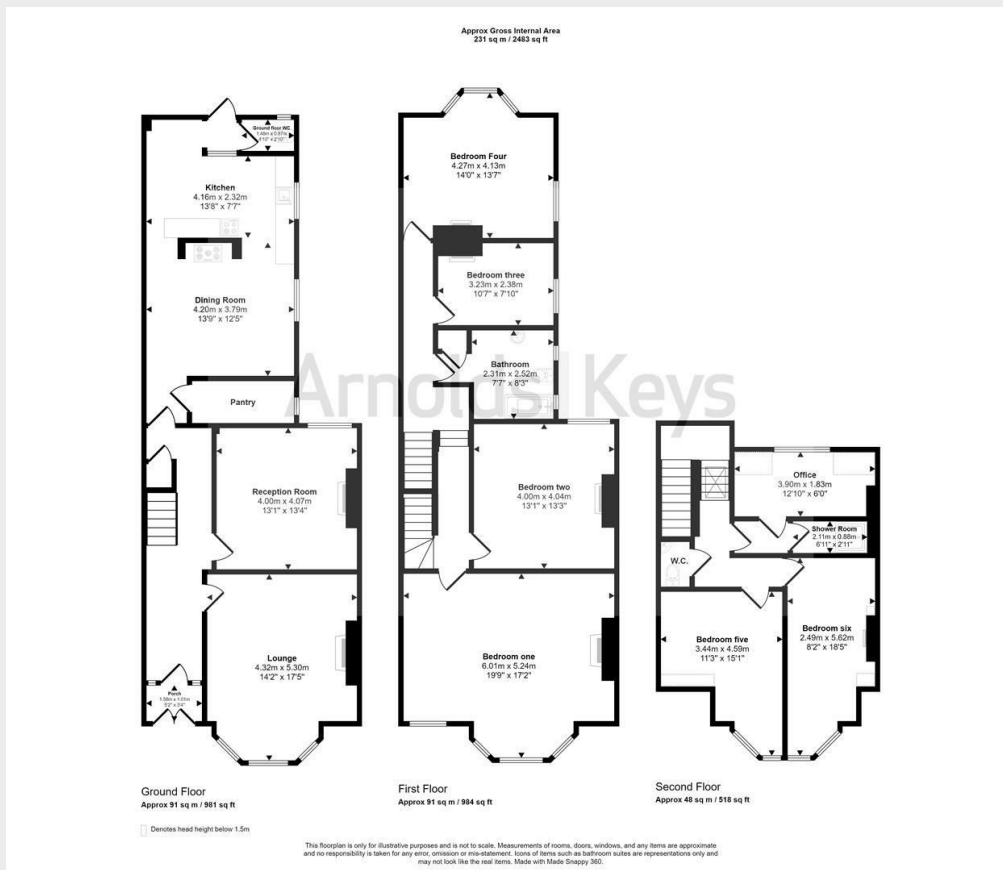


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

