



Newnham, 210 Holt Road, Cromer, NR27 9JN

Offers Over £600,000

- No onward chain
- Excellent potential for refurbishment or development
- Three bathrooms
- Current property footprint is 2200 sq ft
- Significant, part-wooded plot of 3.87 acres
- Currently offering four bedrooms
- Ample off road parking
- Coastal views to the north

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An interesting development opportunity offered with no onward chain. This is a large detached bungalow standing in a part-wooded plot extending to approximately 3.87 acres. Approached over a single driveway from the Holt Road, the plot then opens up to reveal the existing property which itself has in excess of 2000 square feet. Originally a two-bedroom bungalow, the property has been significantly extended on ether side to now offer up to four bedrooms and three bathrooms.

If the property is to be retained, then it will need significant refurbishment; alternatively the site could lend itself for development and take advantage of the views to the coast on the north side. A pre-application was submitted in 2022 for the erection of five bungalows but the access was cited as being insufficient.



Council Tax Band: E



ENTRANCE HALL

With part-glazed door and side windows, wood block floor, radiator, fitted store cupboard.

LOUNGE

Wide bay window to front aspect, three radiators, wood block floor, glazed door from hallway.

DINING ROOM

Window to rear aspect, radiator, shelved alcove, glazed door from hallway.

KITCHEN/BREAKFAST ROOM

Currently fitted with a range of base and wall cabinets, inset sink unit, window to side aspect, part pine panelled walls, radiator.

LOBBY

Leading to CLOAKROOM with close coupled w.c., wash basin and floor mounted oil-fired boiler. Radiator, door to:

REAR PORCH

Of UPVC construction with doors to rear.

UTILITY ROOM

With windows to rear aspect, fitted sink unit and provision for washing machine, glazed panel to hallway.

SHOWER ROOM

Corner shower tray with electric independent shower, close coupled w.c., window to rear.

INNER HALLWAY

Radiator, roof light, door to garage.

BEDROOM 3

Two aspects to front and side, two radiators.

SEPARATE W.C.,

Close coupled w.c., window to side.

BATHROOM

Panelled bath, vanity wash basin, part tiled walls, radiator, window to rear aspect.

BEDROOM 4

Radiator, range of fitted cupboards, two aspects to the rear.

BEDROOM 2

Wide bay window to front aspect, three radiators, wood block floor, gas fire on tiled hearth. Glazed door to:

BEDROOM 1

Windows to front and rear aspects, two radiators, fitted wardrobe cupboard. Door to:

ENSUITE

Panelled bath, pedestal washbasin, low level w.c., radiator, window to side aspect.

INTEGRAL GARAGE

With up and over door.

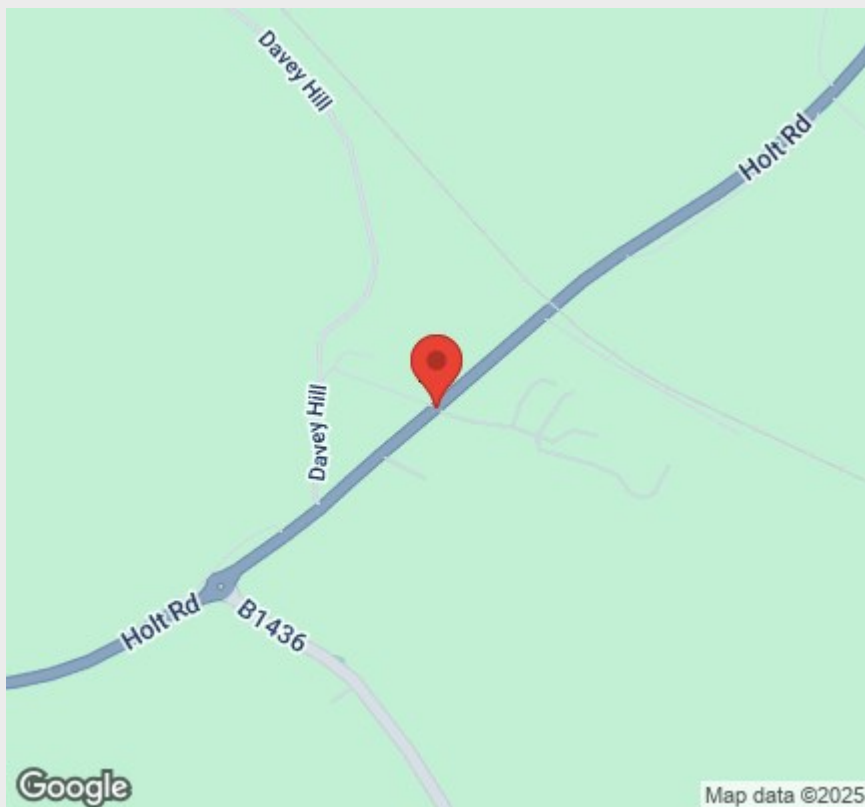
OUTSIDE

The grounds extend to 3.87 acres in total and are wooded in part. There are formal gardens immediately surrounding the property. Timber STABLE BLOCK within the grounds.

AGENTS NOTE

The property is freehold and the title is currently unregistered. Mains electricity and water are connected with drainage to a septic tank. The property has a Council Tax Rating of Band E.





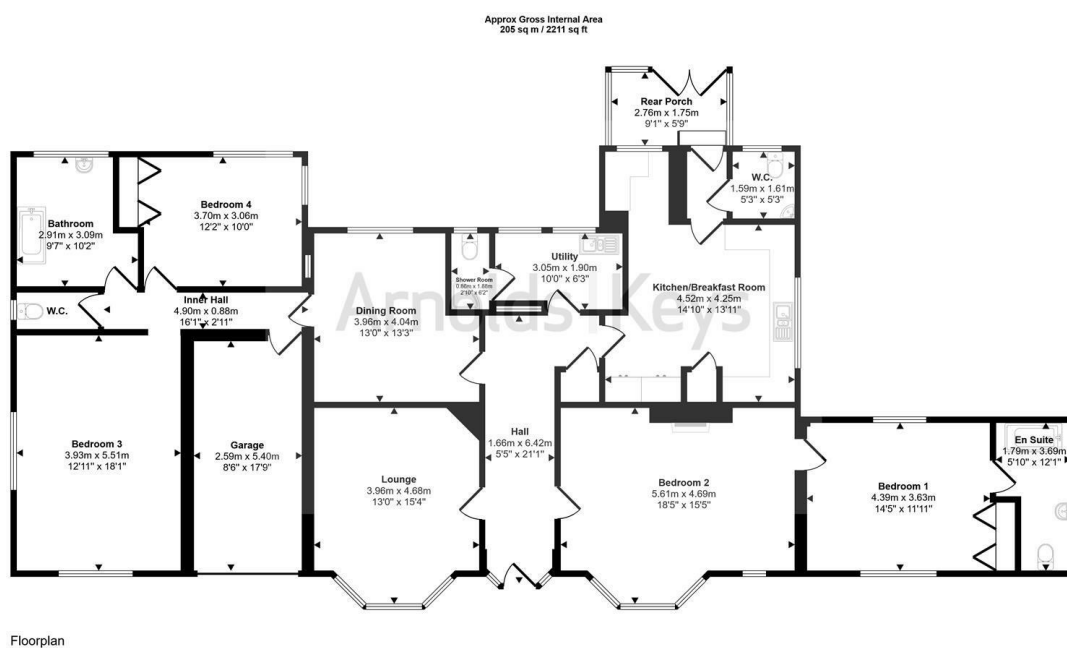
Viewings

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) A		
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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