



Cromer House Cambridge Street, Cromer, NR27 9DD

Price Guide £325,000

- Individual design
- Large double bedroom
- Bathroom
- No onward chain
- Kitchen/breakfast room
- Detached House
- Mezzanine floor
- Vaulted ceilings
- Wood flooring
- Courtyard and garage

Cromer House Cambridge Street, Cromer NR27 9DD

A unique and individually designed detached property, built in 2017 with an architecture guarantee. A deceptive property, tucked away in the heart of the Town centre, being offered with parking and courtyard garden. Private entrance to a walled courtyard, French doors to kitchen, ground floor cloakroom and garage. Oak stairs to sitting room with full height picture window, bathroom and large double bedroom with mezzanine floor above.

A stunning design which would make an ideal permanent or holiday home, just a short walk to the beautiful promenade and beach.



Council Tax Band: A



KITCHEN/BREAKFAST ROOM

French doors opening into the kitchen/breakfast room with a high level window to the side. Range of white base and drawer units with solid oak wood work surfaces over, inset stainless steel sink unit and mixer tap, built in cooker and electric hob. Provision for undercounter fridge and freezer. Radiator, tiled flooring, ceiling light and LED spot lighting, door opening to:

HALLWAY

Oak staircase up to first floor. Tiled flooring, ceiling light, fire door to garage and door to:

CLOAKROOM

Low level WC, tiled flooring, ceiling light, wall mounted hand basin and radiator.

UTILITY AREA

Wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer, ceiling light.

INTEGRAL GARAGE

Small window to the front, up and over style door, mounted single phase inverter. Ceiling light. Door to understairs storage cupboard.

FIRST FLOOR

LANDING

Solid wood floorboards, all oak internal doors, two high level landing windows, LED spot light.

LIVING ROOM

Vaulted ceiling with large picture full height window to the front and deep sill. Velux roof light window with fitted blind. Radiator, solid wood floorboards.

BEDROOM

Three windows to the sides with fitted blinds, velux roof light window with fitted blind. Solid wood floorboards, LED spot lighting, radiator, pull down ladder leading up to a mezzanine area with light.

SHOWER ROOM

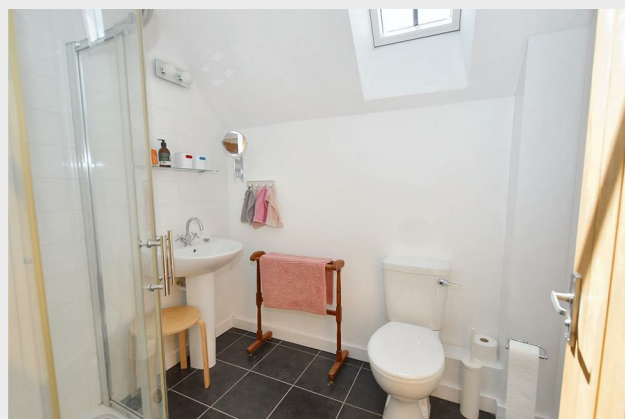
Large corner shower cubicle, tiled flooring, pedestal wash basin, low level WC, wall light, velux roof light window, wall mounted heated towel rail.

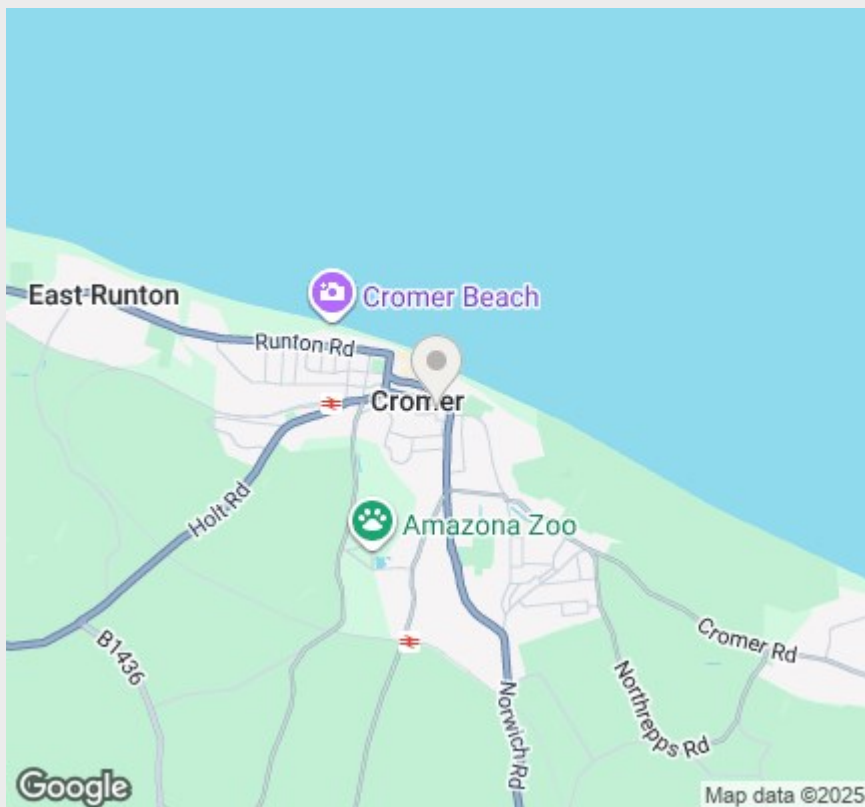
OUTSIDE

The property is entered by a locked side gate leading onto the decked courtyard seating area all enclosed by painted brick wall. Outside lighting.

AGENTS NOTE

This is a Freehold property, all mains services are connected, gas, water, electricity and mains sewage. There is no onward chain. Has a council tax band A.





Viewings

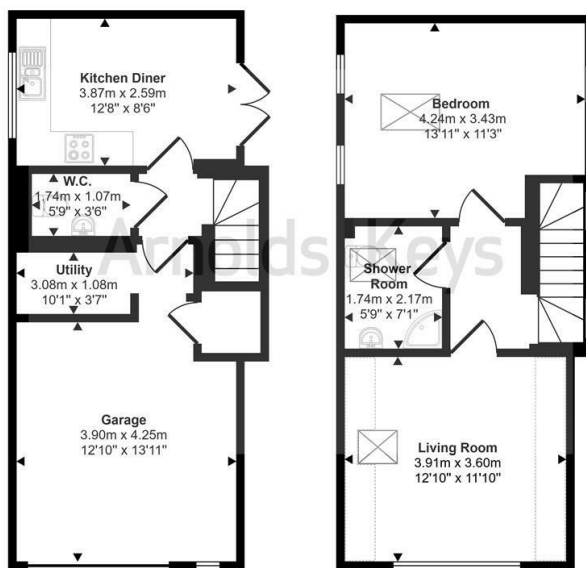
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
78 sq m / 837 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft

First Floor
Approx 39 sq m / 421 sq ft

 Denotes head height below 1.5m

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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