



watsons

Period
Prestige



home for sale

19 Norwich Road
Cromer, NR27 0AZ

Guide Price

£575,000

Freehold

A tastefully renovated, double bay fronted detached period house with most attractive cottage style gardens only half a mile from the heart of Cromer and the sea front.

- Fantastic Kitchen/Breakfast Room • Bright & Airy dining Room • Sitting Room With Multi-Fuel Stove • Studio/Study/Garden Room • Downstairs Cloakroom
- Principal Bedroom With En-Suite • 3 Further Bedrooms • Family Bathroom • Gas Central Heating & Double Glazing • Lovely Gardens • (Ref: NEE23768)

Viewing strictly by
prior arrangement
with the agents

01263 823201



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We are open

Monday – Thursday 9am to 5.30pm
Friday 9am to 5pm
Saturday 9am to 4pm

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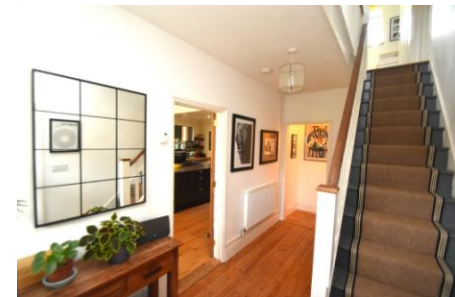
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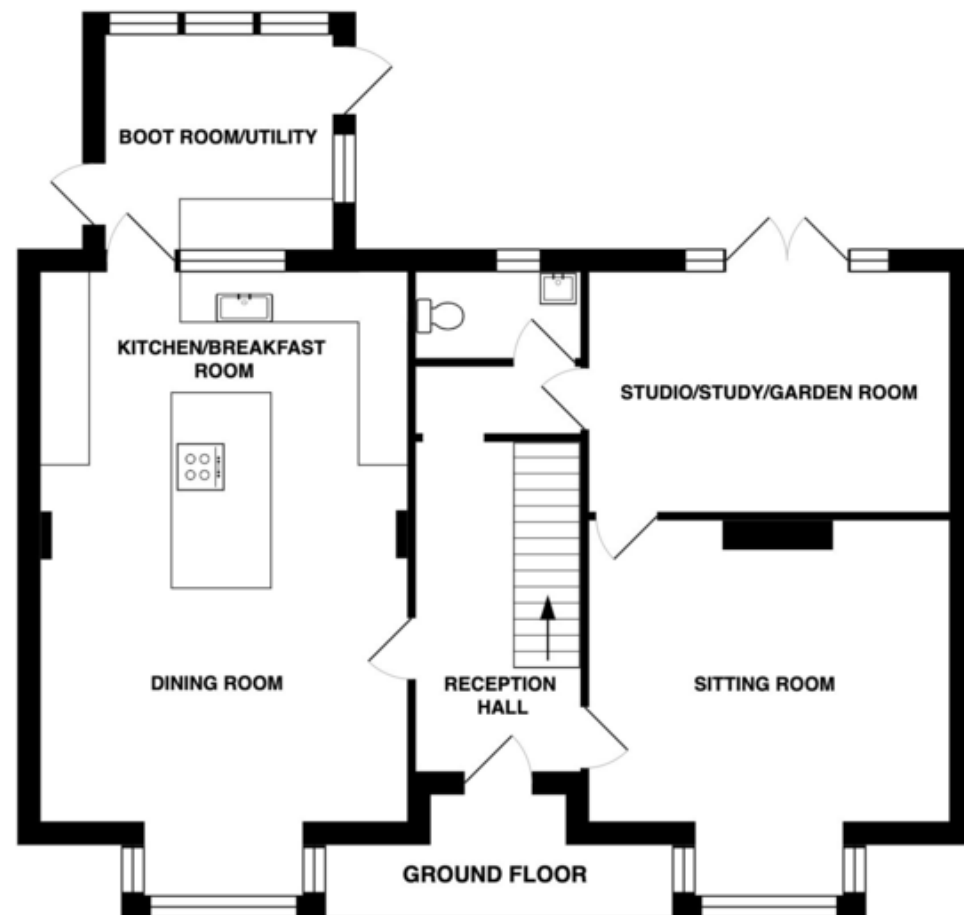
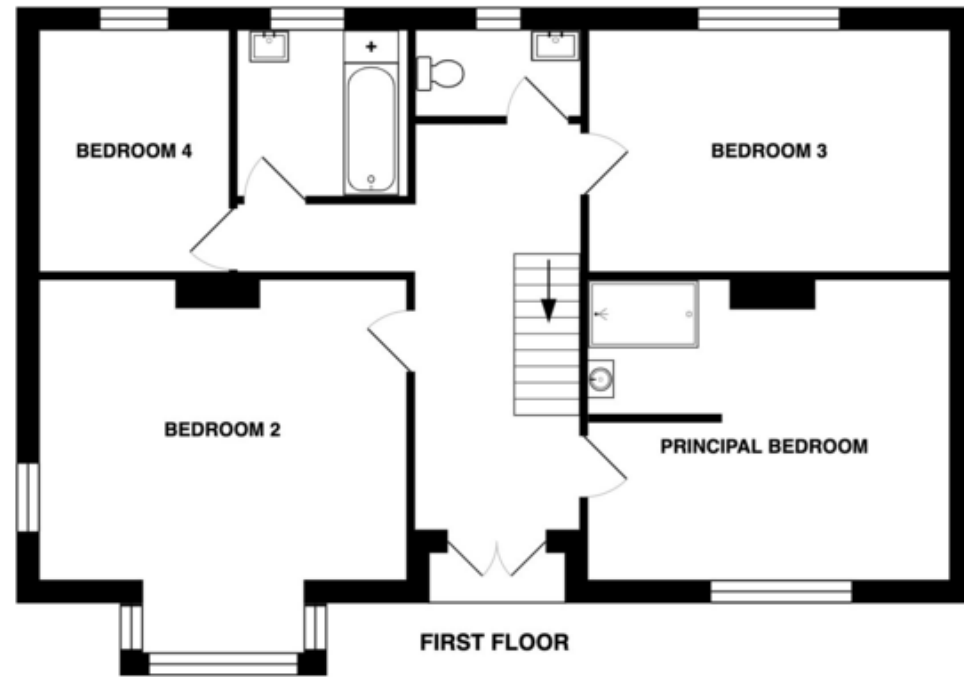
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City, County and Coastal specialists • periodandprestige.co.uk

Regulated by RICS



Floor Plan



Total Area: 166.4 m² ... 1791 ft²

All measurements are approximate and for display purposes only

19 Norwich Road Cromer, NR27 0AZ

Location

Cromer is a vibrant predominantly Victorian town on the North Norfolk coast, famous for its wide open beaches, Cromer crabs and traditional pier, complete with theatre providing the last remaining Seaside Special Variety Show in the country. Rich in its fishing heritage, Cromer also has a lighthouse and proud tradition of RNLI service. There is an excellent mix of small independent local shops and a wide variety of cafes, restaurants, pubs and holiday accommodation together with train and bus links to the broads and Norwich some 23 miles distant.

There is a hospital, doctors and dental surgery, library and the Royal Cromer Golf Club. Locally there are two park runs held every Saturday at Blickling Hall and Sheringham Park, both National Trust properties. Fantastic for getting fit, mental well being or just getting to know the local community, ideal if you have just moved from another area.

Description

Constructed in 1928 this attractively presented, double bay fronted detached house still retains a good number of original period features and stands on a good size plot with delightful cottage style east facing gardens at the rear. According to the deeds the plot for the house was sold in 1925 for the princely sum of £500!

The present owner has skillfully re-configured the bright and airy ground floor space creating a fantastic open plan kitchen/breakfast/dining room superbly fitted with an excellent range of units, oak and quartz work surfaces and integrated appliances. The bay fronted sitting room (formerly the dining room) is centred around a fireplace with multi-fuel stove. There is a cloakroom off the attractive reception hall and at the back of the house a further reception room currently used as a studio with french doors leading directly into the garden. This room would also make an ideal study, snug or garden room. A very useful boot/utility off the kitchen completes the ground floor space.

On the first floor a spacious landing with small balcony overlooking Norwich Road has four bedrooms three of which are doubles. The principal bedroom has its own en-suite shower room with the remaining bedrooms sharing a family bathroom and separate WC.

This stylish property seamlessly combines period style and space with modern day living ideal for a family with the added benefit of being able to take a short walk into town or a stroll along the promenade or beach.

Entrance canopy with brackets, outside right, tiled step, UPVC double glazed door to:

Reception Hall

13' 5" x 6' 10" (4.09m x 2.08m) Carpeted staircase with attractive balustrade and stripped hardwood handrail, radiator, wall light,

stripped pine floor.

Sitting Room

14' 7" x 11' 10" (4.44m x 3.61m) plus square bay 6' x 3' (Front Aspect) Feature fireplace with wood burning stove on pamment hearth with hardwood mantel over on brackets, double radiator, carpet, picture rail, door to the studio/study.

Inner Hall

6' 9" x 2' 9" (2.06m x 0.84m) With stripped pine floor, door to studio/study.

Cloakroom

6' 10" x 3' 6" (2.08m x 1.07m) (Rear Aspect) With attractive white suite comprising of low level WC and vanity hand basin with mixer tap and cupboard under, radiator, stripped pine floor, tiled splashback.

Studio/Study/Garden Room

14' 8" x 9' 11" (4.47m x 3.02m) UPVC double glazed French doors leading to the rear garden, double radiator.

Dining/Family Room

14' 11" x 10' 9" (4.55m x 3.28m) plus square bay 6' 4" x 2' 11" (Front Aspect) With double radiator, feature tall radiator, four wall light points, single radiator, attractive engineered oak flooring, open plan to:

Kitchen/Breakfast Room

15' 9" x 9' 10" (4.8m x 3m) (rear Aspect) Exceptionally well fitted and comprising double bowl porcelain sink unit with cupboards under, excellent range of base cupboard and drawer units with oak work surfaces over, tiled splashback, integrated Zanussi double oven with cupboards over and under, adjacent tall double larder cupboard, space and plumbing for dishwasher, space for upright fridge freezer, matching wall cupboards to include two glass display cupboards, superb island unit incorporating a breakfast bar with quartz work surface over and back-to-back cupboard and drawer units, brushed stainless steel extractor hood and Neff five ring gas hob, attractive engineered oak flooring, inset ceiling downlights, ceiling coving, UPVC glazed door to:

Boot/Utility Room

9' 4" x 8' 9" (2.84m x 2.67m) (side & Rear Aspect) Inset single drainer stainless steel sink unit with mixer tap and cupboard under, space and plumbing for automatic washing machine and space for tumble dryer, ceramic tiled floor, inset ceiling downlights, doors to the driveway and the rear garden.

First Floor

Landing

15' 4" x 6' 11" (4.67m x 2.11m) (Front Aspect) UPVC double glazed doors to a small balcony overlooking Norwich Road, double radiator, access to roof space with loft ladder, carpet.



Principal Bedroom

14' 7" x 11' 10" (4.44m x 3.61m) (Front Aspect) Most attractive original cast iron fireplace, double radiator, stripped pine floor. (The en-suite is within the bedroom space). shower room.

En-Suite Shower Room

5' 8" x 5' 7" (1.73m x 1.7m) Double shower tray with rainwater shower, handheld shower and shower screen, part tiled walls, attractive circular hand basin with mixer tap and pop-up waste, shaver point, wall mounted chrome towel radiator, extractor fan, inset ceiling downlights.

Bedroom 2

14' 7" x 11' 9" (4.44m x 3.58m) plus square bay 6' 7" x 3' (Front & Side Aspect) Double radiator, two wall light points, stripped pine floor, views to Cromer Church.

Bedroom 3

14' 8" x 9' 10" (4.47m x 3m) (Rear Aspect) Double radiator and stripped pine floor.

Bedroom 4

9' 11" x 7' 8" (3.02m x 2.34m) (Rear Aspect) Double radiator and stripped pine floor.

Bath room

6' 10" x 6' 9" (2.08m x 2.06m) (Rear Aspect) With white contemporary suite comprising of panelled bath with mixer tap and independent shower over and shower screen, wall mounted hand basin with mixer tap, pop-up waste and tiled splashback, shaver point, tiled radiator, built-in storage cupboard, part tiled walls, extractor fan, inset ceiling downlights, ceramic tiled floor.

Separate WC

6' 10" x 3' 6" (2.08m x 1.07m) (Rear Aspect) Attractively fitted with a contemporary period style suite comprising of low level WC and vanity hand basin with mixer tap, pop-up waste, tiled splashback and cupboard under, stripped pine floor.

Outside

Outside: The property occupies an elevated position and is well screened from the Norwich Road by a brick wall fencing and established mixed hedging. The front garden is gravelled for ease of maintenance with inset roses, shrubs and bushes together with a young cherry tree. There is gated access to the side of the property leading to the rear garden. A concrete track driveway with five-bar gate leads to an extensive gravelled parking area surrounded by a variety of established cherry trees. There are two garages 21' 11" x 10' 7" with electric roller door. (This garage has been subdivided to create an independent room with power, lighting and a door to the rear garden). A further garage measures 17' 2" x 10' has an electric roller door, power, light and personnel door to the front garden. A gate from the driveway leads through to the most attractive cottage style rear garden with paved patio adjacent to the house and beyond a lawn with well-stocked beds and borders with a variety of spring flowers, shrubs, bushes and roses together with a pond. A brick archway from the patio leads to a paved & gravelled path providing a walkway around the edge of the garden bordered by blue bells and screened from the neighbouring property by an attractive red brick wall. To the side of the house is a timber garden shed. An attractive ivy-clad fence to the width of the garden provides screening from the vegetable area with large aluminium green house, raised beds and soft fruit bushes.

Agents Note

The property requires new external render. The owner has obtained an estimate to apply K Rend for this work for £15,000. "K Rend is a coloured render which goes on the outside walls of your house instead of sand, cement & paint or bricks. The colour pigment is within the render meaning you don't have to paint it". The cost of this work has been reflected in the current asking price.

Services

All mains services are available.

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN

Tel: 01263 513811

Tax Band: E

EPC Rating

The Energy Rating for this property is C. A full Energy Performance Certificate is available on request.

Important Agent Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

What3Words: bathtubs.suffice.handbag

