



watsons

Period
Prestige

Directions

What3words: medium.seeing.float. Leaving Cromer town centre via Church Street turn left at the traffic lights and follow Overstrand Road to the double mini roundabout taking the second exit into Mill Road. Proceed past Cromer District Hospital and turn left into Clare Road and right into Connaught Road. The property will be found on your right with a Watsons For Sale board erected.



home for sale

34 Connaught Road
Cromer, NR27 0BZ

Guide Price

£300,000

Freehold

A truly impressive, architect designed, contemporary three storey town house tucked away off Mill Road with welcoming, bright and airy space just half a mile from Cromer town centre and the sea front.

- Sitting/Dining Room ● Kitchen/Breakfast Room With Appliances
- Fantastic Garden/Dining Room ● Two First Floor Bedrooms ● Family Bathroom
- Top Floor Principal Bedroom & Bathroom ● West Facing Rear Garden
- Gas Central Heating ● Double Glazing ● NO ONWARD CHAIN ● (Ref: NEE23775)

Viewing strictly by
prior arrangement
with the agents

01263 823201



58 Station Road, Sheringham, Norfolk, NR26

8RG

01603 226555

enquiries@periodandprestige.co.uk

periodandprestige.co.uk

We are open

Monday – Thursday 9am to 5.30pm

Friday 9am to 5pm

Saturday 9am to 4pm

Data Protection Act

The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

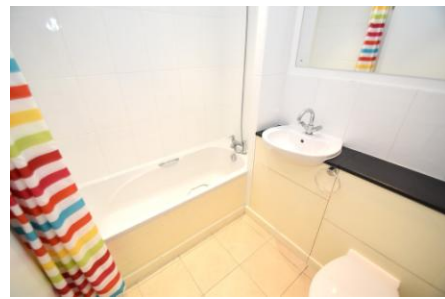
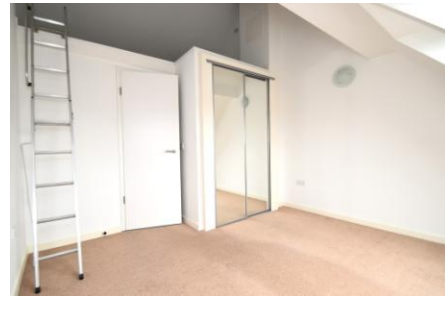
Messrs Watsons for themselves and for the vendors or lessors of this property whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract and no person in the employment of Messrs Watsons has any authority to make or give any representation or warranty in relation to this property.

Consumer Protection Regulations

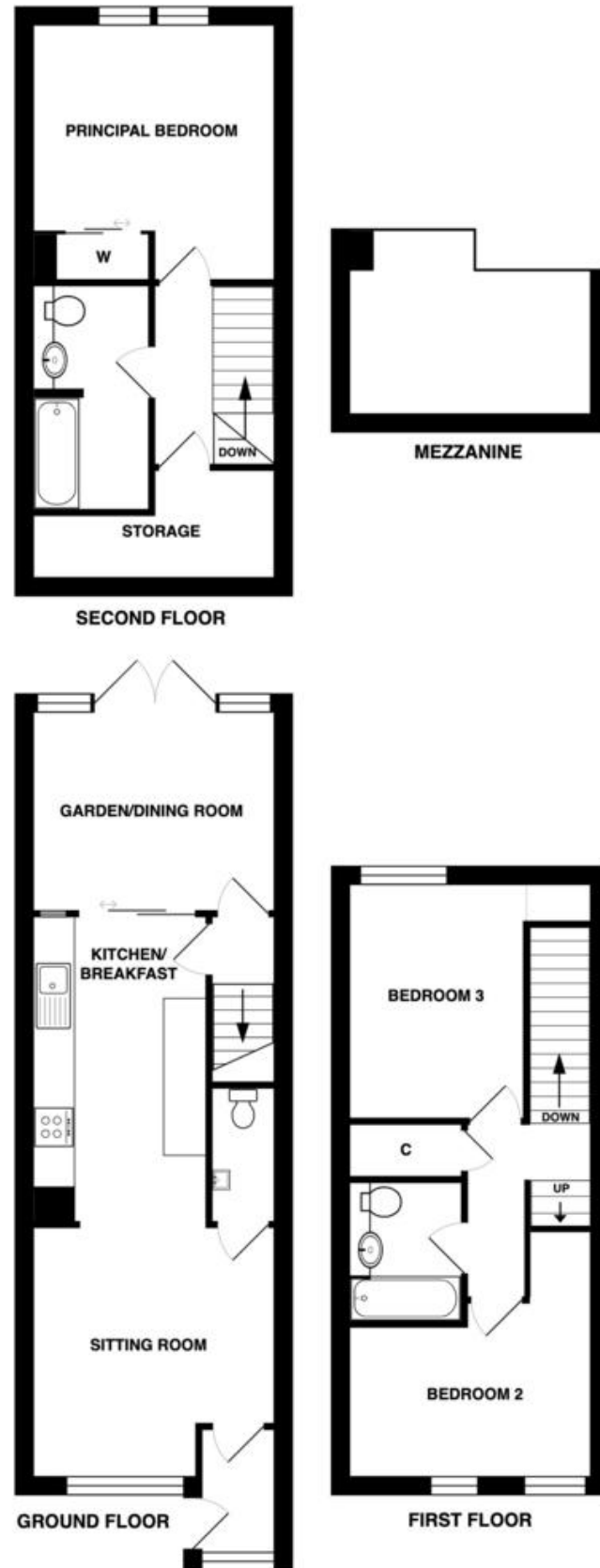
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

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

Regulated by RICS



Floor Plan



Total Area: 113.7 m² ... 1224 ft²
 All measurements are approximate and for display purposes only

34 Connaught Road Cromer, NR27 0BZ

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 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 National Trust properties at Blickling Hall, Felbrigg Hall and Sheringham Park as well as two heritage railways and countless nature reserves on the Norfolk Broads, heaths, coastal marshes and beaches. There are local Parkruns at Blickling Hall and Sheringham Park, fantastic for getting fit, volunteering roles, mental well being, or just getting to know the local community, particularly ideal if you have just moved from another area. There is a bus stop round the corner on Mill Road together with a general stores plus schooling to 16 years of age on Cromer Road.

Description

Occupying the same footprint as many of the surrounding Victorian terraced houses this superb, contemporary townhouse demonstrates perfectly the value of employing a good architect. Stylish feature windows flood the property with light taking full advantage of the properties east, west orientation. We also understand the property was particularly well insulated at the time of construction and to a level perhaps not conveyed by the Energy Performance Certificate. The versatile ground floor space with solid oak flooring is open plan between the sitting/dining room and the attractively fitted kitchen/breakfast. A glazed sliding door leads through to the stunning garden room with a wall of glass to include french doors to the garden and a striking feature window in the pitched roof alongside a Velux.

On the first floor there are two bedrooms sharing the family bathroom and on the top floor the principal bedroom with views over roof tops to trees beyond has wardrobing and its own bathroom. There is also a small mezzanine ideal for storage or perhaps a study area if a balustrade is installed. The west facing garden at the rear of the house is pretty much a blank canvas and offers plenty of potential. The garden is split between a decked area level with the garden room and a small lawn with shed and gate to the lane at the rear.

If you are looking for something different in a great location with no onward chain 34 Connaught Road is definitely worthy of an early viewing.

The accommodation comprises:

Entrance door to:

Reception Lobby

6' 3" x 3' 0" (1.91m x 0.91m) minimum Feature floor to ceiling, double glazed window, inset ceiling downlight, fitted mat, part-glazed door to:

Cloakroom

6' 2" x 3' 0" (1.88m x 0.91m) With white contemporary suite comprising of low-level WC and wall mounted hand basin with tiled splashback, mirror, extractor fan, Vinyl flooring and inset ceiling downlight.

Sitting/Dining Room

14' 7" x 11' 10" (4.44m x 3.61m) (Front Aspect) Double radiator, TV point, telephone point, 5m light points, attractive solid oak flooring, vertical blinds, inset ceiling downlights, smoke detector, open plan to:

Kitchen/Breakfast Room

13' 6" x 8' 5" (4.11m x 2.57m) (Rear Aspect) Attractively fitted with contemporary style units and comprising inset single drainer stainless steel sink unit with mixer tap and cupboards under, further base cupboard and drawer units to include pan drawers with work surfaces over, inset four ring electric hob and built under electric oven, cooker point, dishwasher, integrated washing machine, breakfast bar, cooker point, integrated tall fridge freezer, brushed stainless steel splashback and extractor hood, range of matching wall cupboards, attractive solid oak flooring, inset ceiling downlights, door to the inner hall and sliding double glazed door to:

Garden/Dining Room

12' 2" x 9' 9" (3.71m x 2.97m) (Rear Aspect) A delightful bright and airy room with double glazed French doors leading to the rear garden, two wall lights, ceramic tiled floor, vertical blinds, Velux window and feature roof windows, glazed door to the inner hall.

Inner Hall

With double radiator, attractive solid oak flooring and carpeted staircase to the first floor.

On The First Floor

Landing

Carpeted staircase to the second floor, built-in cupboard housing the ideal gas fired combination boiler, which serves the central heating and domestic hot water, together with slatted shelving and light.

**Bedroom 2**

11' 10" x 7' 3" (3.61m x 2.21m) (Front Aspect) Plus recess, radiator, TV point, telephone point, feature window with vertical blind, carpet and inset ceiling downlights.

Bedroom 3

11' 5" x 8' 5" (3.48m x 2.57m) (Rear Aspect) Plus recess, radiator, TV point, telephone point, carpet and inset ceiling downlights.

Bathroom

With white suite comprising twin grip panelled bath with mixer tap and shower attachment together with shower curtain, low level WC with concealed cistern and vanity hand basin with mixer tap, extensively tiled walls, tiled floor and mirror.

On The Second Floor

Landing

With large built-in eaves cupboard ideal for storage, wall light, carpet, and smoke detector.

Principal Bedroom

12' 06" x 11' 9" (3.81m x 3.58m) (Rear Aspect) To include a double built-in wardrobe with hanging rails and slatted shelving, double radiator, TV point, telephone point, two wall lights, carpet, two Velux windows, aluminium ladder.

Mezzanine

11' 10" x 7' 0" (3.61m x 2.13m) With power. (This space would be ideal as a study area, but would require some form of balustrading for safety).

Bathroom

11' 1" x 5' 7" (3.38m x 1.7m) (Front Aspect) with white contemporary suite comprising of twin grip panel bath with mixer tap, pop-up waste and shower attachment together with shower curtain, vanity hand basin with mixer tap and pop-up waist, low level WC with concealed cistern, double radiator, extractor fan, part-tiled walls, ceramic tiled floor, inset ceiling downlights and Velux window.

Outside

To the front is a small garden, most attractively planted with shrubs and privet hedging. The garden at the rear, which extends to some 31 feet has an extensive decked area adjacent to the house with steps leading down to an area of grass with borders of shrubs and bushes, and a stepping stone paved path to a further paved and gravelled area, with gate to pedestrian access at the rear of the property. There is a small timber garden shed and the garden is well screened by fencing.

Services

All mains services are available.

EPC Rating

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

Local Authority/Council Tax

North Norfolk District Council, Holt road, Cromer NR27 9EN.

Tel: 01263 513811.

Band: C

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 the sale particulars, please contact us before viewing and we will do our best to answer any questions you may have.

