



## VICARAGE ROAD , CROMER, NR27 9DQ

£450,000  
FREEHOLD

Situated just off the Norwich Road and only one third of a mile from Cromer parish church and the heart of Cromer, this imposing Victorian end of terraced house is arranged over three floors and still boasts numerous period features.

On the ground floor the reception hall gives access to a comfortable sitting room centred around a most attractive fireplace with window over a separate dining room ideal for entertaining with ample space for a table and eight chairs, a breakfast room which opens into a garden room. A breakfast room opens into an attractively fitted, good size kitchen with utility area beyond. On the first floor there are two double bedrooms plus family bathroom with the principal bedroom having an en-suite shower room. On the upper two floors there are three bedrooms plus a home office/study. The accommodation is both gas centrally heated and double glazed but does offer scope for some further improvement and the opportunity to put your own stamp on this impressive home.

The gardens have been designed for minimal maintenance and rear vehicle access leads to a detached brick-built garage with an adjoining covered area ideal for entertaining.

**HENLEYS**  
Residential Sales & Lettings

# VICARAGE ROAD

- Fantastic Opportunity
- Chain Free
- Period Property
- Original features
- Three reception rooms
- Five Bedrooms
- South Facing garden
- Garage & parking
- Close to beach
- Close to town centre



## Location

Location Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

## Overview

Situated just off the Norwich Road and only one third of a mile from Cromer parish church and the heart of Cromer, this imposing Victorian end of terraced house is arranged over three floors and still boasts numerous period features.

On the ground floor the reception hall gives access to a comfortable sitting room centred around a most attractive fireplace with window over a separate dining room ideal for entertaining with ample space for a table and eight chairs and a garden room. A breakfast room opens into an attractively fitted, good size kitchen with utility area beyond. On the first floor there are two double bedrooms plus family bathroom with the principal bedroom having an en-suite shower room. On the upper two floors there are three bedrooms plus a home

office/study. The accommodation is both gas centrally heated and double glazed but does offer scope for some further improvement and the opportunity to put your own stamp on this impressive home.

The gardens have been designed for minimal maintenance and rear vehicle access leads to a detached brick-built garage with an adjoining covered area ideal for entertaining.

## Entrance hall

Staircase to the first floor with period balustrade, carpet, fitted mat, radiator, ornate ceiling coving and understairs cupboard with light.

## Cloakroom

Window to the side aspect, WC, Vanity hand basin with cupboard, fully tiled walls and vinyl flooring.

## Living Room

Windows to the front and side and circular bay window. feature fire place with fitted electric fire with ornate stained glass window above, radiators. carpet and impressive ceiling rose.

## Dining Room

Windows to the side and rear aspect, Stunning original fireplace with built in bookcase shelving to the sides, feature window over fireplace, radiators, impressive ceiling rose and original French doors leading into the Garden room.

## Garden Room

Windows to the side and rear, blinds carpet and door to the rear garden.

## Breakfast Room

Window to the side, feature fireplace with brick hearth, radiator, coving, vinyl flooring and arch leading into the kitchen.

## Kitchen

fitted kitchen comprising inset one and half bowl single drainer stainless steel sink unit with mixer tap and cupboard under, space and plumbing for a slimline dishwasher, range of

base, cupboard and drawer units including pan drawers and wine rack with work surfaces over, space for gas cooker, pull out larder unit and adjacent tall shelved cupboard, part tiled walls, extractor fan, matching wall cupboards, space for upright fridge freezer, vinyl flooring, part glazed door and step to:

#### Rear lobby

Shelved recess, space and plumbing for automatic washing machine, uPVC part glazed door to the rear garden.

#### First Floor

##### Landing

Carpeted staircase to the second floor, two radiators, large built-in wardrobe/cupboard, carpet.

##### Master bedroom

Window to the front, original fireplace with decorative surround, cast iron inset and tiled splays with basket grate and tiled hearth, built-in arch topped wardrobe/cupboard, two wall light points, double radiator, carpet and picture rail. Door to:

##### En-Suite

Window to the front, with white suite comprising of tiled corner shower cubicle, pedestal hand basin with tiled splashback and low level WC, radiator, wall light and shaver point, radiator and vinyl flooring.

##### Bedroom

Window to the rear, arched alcoves with shelving and cupboards, hand basin with tiled splashback and light over, double radiator, two wall light points, carpet and ceiling coving, glazed French doors to balcony With timber balustrade

##### Bathroom

Window to the side aspect, with white suite comprising of twin grip panel bath with mixer tap and shower attachment, vanity style hand basin with cupboard under, built-in double airing cupboard with lagged hot water tank, vinyl flooring.

##### WC

Window to the side aspect with white suite comprising of low level W.C. and pedestal hand basin, vinyl flooring.

#### Second Floor

##### Landing

Double radiator, carpeted staircase to the third floor.

##### Bedroom

Window to the front aspect with cast iron fireplace, double radiator and carpet

##### Bedroom

Window to the front and side aspect, double radiator and carpet.

##### Bedroom

Windows to the side and rear aspect Double radiator and carpet.

##### Third Floor

##### Outside

Front garden with raised border with perennials, timber gate with tiled path and steps. The south facing rear garden is laid to paving for ease of maintenance with a raised bed and beyond a covered area ideal for entertaining with a gate to The Loke.. There is also a block and brick built garage 18' 5" x 10' 3" with up-and-over door, power and light and personnel door to the side. Once again this garage is accessed via The Loke at the rear of the property.

##### Office- Study

with Velux window

##### Agents Note

Mains drainage, gas, electric and water

Council Tax band D

EPC Current -54E

Potential 78C

## 1 VICARAGE ROAD





Approximate total area<sup>(1)</sup>

2017.76 ft<sup>2</sup>

187.46 m<sup>2</sup>

Reduced headroom

76.40 ft<sup>2</sup>

7.10 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	