



LYNEWOOD CLOSE , CROMER, NR27 0ER

£250,000
FREEHOLD

This beautifully presented 3 bed mid terrace property is situated in a very quiet location just a short drive to the town centre. The property has lovely views of the North Sea and over the town and is being sold with no upward chain so you could move straight in!

**HENLEYS**
Residential Sales & Lettings

LYNEWOOD CLOSE

- Beautifully presented throughout
- 3 bedrooms
- 2 reception rooms
- Front and rear gardens
- Sea and town views
- No upward chain
- Very quiet area

OVERVIEW

Located in a very quiet position, this beautifully presented 3 bed mid-terrace property ticks all the boxes! Immaculate throughout, it has spacious rooms, sea views and gardens. This would make an ideal family home and is sold with no upward chain.

FIRST IMPRESSIONS

To the front of the property is a lovely shingled garden with mature shrubs and a footpath to the front door. The front garden is fully enclosed with a new brick wall, decorative wrought iron panel and gate.

HALLWAY

The hallway has woodgrain effect Karndene flooring and a wall mounted programmable convection heater. Stairs rise to the first floor and polished timber doors open to the lounge, the kitchen/dining room and WC. Under stairs storage area.

LOUNGE

Double glazed window with sea views and views over Cromer town. Wood effect Karndene flooring, wall mounted convection heater. TV and phone points.

KITCHEN/DINING ROOM

Double glazed windows to the rear aspect and a glazed uPVC door opens to the rear garden. The kitchen has a range of base and wall units with solid timber worktops over and an inset sink and draining board. Integral appliances include an electric oven and grill. 4 ring induction hob with a stainless steel extractor unit and

downlight over. Space and plumbing for washing machine.

WC

Double glazed window to the front aspect with a dual-flush WC and a wash hand basin.

FIRST FLOOR LANDING

From the landing, polished timber doors open to the three bedrooms, bathroom and airing cupboard. Wall mounted convector heater and loft access hatch.

MASTER BEDROOM

Double glazed window to the front aspect with lovely sea and town views. Carpeted flooring and wall mounted convector heater.

BEDROOM 2

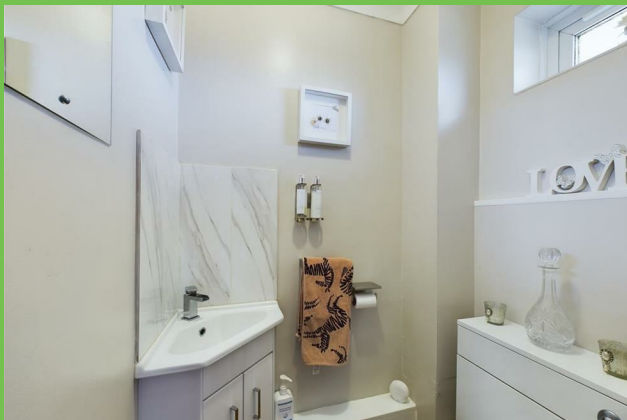
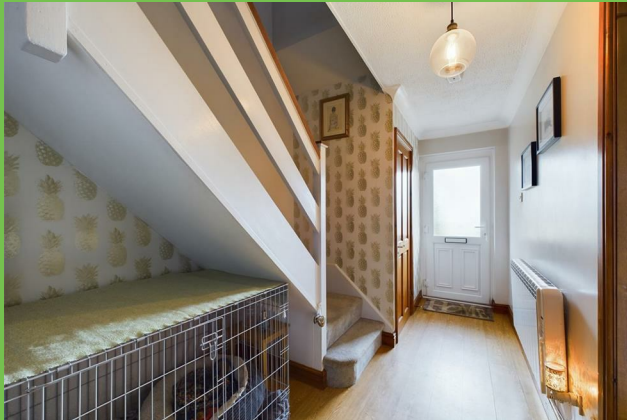
Double glazed window to the rear aspect with woodland views. Carpeted flooring and wall mounted convector heater.

BEDROOM 3

Double glazed window to the rear aspect with woodland views. Carpeted flooring and wall mounted convector heater.

BATHROOM

Double glazed window to the front aspect. Three piece suite includes a bath with rainfall shower head over, dual-flush WC and a vanity wash hand basin. Chrome towel rail heater and extractor hood.



REAR GARDEN

Directly adjacent to the property are three patio areas on different levels. The rest of the garden have lawned areas with two storage shed. A gate leads to a footpath serving the other properties in the row.

Services

The property is connected to mains drainage, electricity and water.

The heating is electric radiators

Council Tax

Band B

12 LYNEWOOD CLOSE





WC
4'4" x 3'4"
1.34 x 1.02 m

Ground Floor



Bathroom
5'6" x 6'11"
1.68 x 2.12 m

Landing
8'8" x 3'6"
2.65 x 1.08 m

Floor 1

Approximate total area⁽¹⁾

872.67 ft²
81.07 m²

Reduced headroom

6.64 ft²
0.62 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	