



CLARE ROAD , CROMER, NR27 0DD

£300,000
FREEHOLD

This beautiful family home is a "Must See". This lovely home lies in a ideal residential location for schools, hospitals, doctors, town centre beaches and all the amenities Cromer has to offer.

This immaculate and very tastefully decorated property consists of three reception rooms, fitted kitchen, two bedrooms, attic room and family bathroom and cloakroom.

The garden is low maintenance with raised beds and patio area. The property also comes with parking.

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HENLEYS
Residential Sales & Lettings

CLARE ROAD

- Stunning end terrace house
- Immaculate throughout
- 2 Bedrooms and Attic room
- Three reception rooms
- Fitted Kitchen
- Dining room, Lounge/garden room & Living Room
- Family bathroom & Cloakroom
- Low maintenance garden
- Parking for two vehicles
- Fantastic Location



Cromer

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

This beautiful family home is a "Must See". This lovely home lies in a ideal residential location for schools, hospitals, doctors, town centre beaches and all the amenities Cromer has to offer.

This immaculate and very tastefully decorated property consists of three reception rooms, fitted kitchen, two bedrooms, attic room and family bathroom and cloakroom.

The garden is low maintenance with raised beds and patio area. The property also comes with parking for two cars.

Entrance Hall

Door to the front, carpets, stairs to the first floor and doors leading to the ground floor reception rooms and kitchen.

Living room

Double glazed windows to the front with wood shutters, carpets, radiator and stunning wood burner with solid oak mantle.

Dining room

Double glazed window to the side, understairs cupboard, carpets, radiator and stunning cast iron fireplace with surround.

Kitchen

Double glazed window to the side, tiled floor, wall and base units and sink drainer. Built in gas hob and built in oven, space for washing machine and space for fridge freezer. Part tiled and built in shelving.

Lounge-Garden room

Double glazed windows to the side and patio doors to the rear garden. Wood effect flooring and radiator. Door off to cloakroom.

Cloakroom

Slate tiled flooring, WC and wash hand basin with splashback tiles.

Landing

Carpets, spotlights, doors off and door to attic room.

Bedroom

Double glazed window to the front and side, carpets and built in cupboard.

Bedroom

Double glazed window to the side, carpets, radiator and built in cupboard.

Bathroom

Beautiful bathroom for pampering. Obscure double glazed window to the side. Traditional style tile effect flooring, bath, shower cubicle, wash hand basin and WC. Wall mounted vanity unit, part tiled and radiator.

Attic room

Velux windows, carpets, exposed brick, exposed beams and wall mounted electric heater.

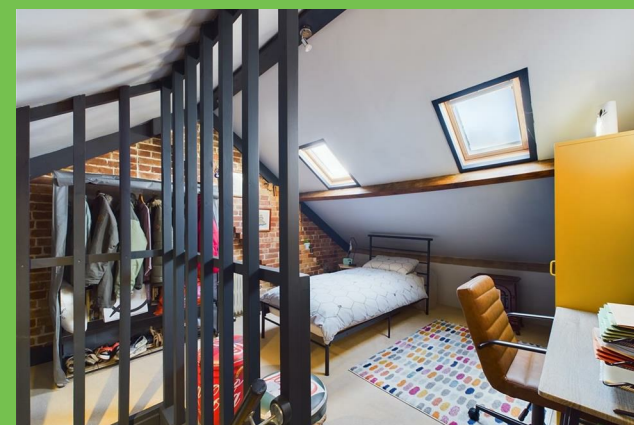
Outside

There are gardens to three sides of the property. There is a brick weave driveway with shingle border providing off street parking for two vehicles. Plant and shrub borders to the side of the property, paved pathway leading down the side. The rear garden is brick weaved with large garden shed and ample space for al fresco dining. Outside light.

Services

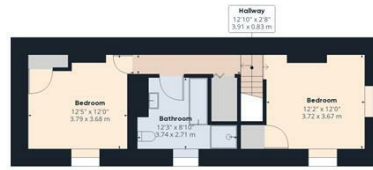
The property is connected to mains drainage, electric, gas and water

2 CLARE ROAD





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1271.99 ft²
118.17 m²

Reduced headroom

64.5 ft²
5.99 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	