



CROMER, NR27 9ED

£259,500
FREEHOLD

This quintessential 2 bed brick and flint fisherman's cottage is tucked away just a short walk to the town centre. Bristling with character and charm it also has a lovely garden. This would make a fantastic first or second home or a great holiday let. No upward chain.


HENLEYS
Residential Sales & Lettings

- Character cottage
- 2 bedrooms
- Lovely garden
- Close to town centre
- Quiet location
- Ideal 1st/2nd home
- No upward chain

CROMER

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. Cromer has been mentioned numerous times in national newspapers as one of the best places to invest in property.

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

Chesterfield Cottages are a row of very pretty period brick and flint former fisherman's cottages just a few

minutes walk to the town centre and the sea front. This particular cottage has kept much of its original character and has a beautiful rear garden. The cottage would make a great first or second home or a great holiday let.

FIRST IMPRESSIONS

You enter the cottage to the front aspect straight into the sun room. The sun room has glazed windows to three aspects allowing the sun to pour in. A further door opens into the kitchen. Tile effect vinyl flooring.

KITCHEN

Double glazed window to the sun room. The kitchen has shaker style base units with solid timber worktops with brick tiled splash backs and an inset stainless steel sink and draining board. Space for electric cooker and further space for a washing machine. Two period latched doors open to under stairs storage cupboards with bespoke shelves for all your groceries and space for fridge freezer. Polished exposed timber stairs rise to the first floor and an archway leads to the lounge. Tile effect vinyl flooring and inset ceiling downlighting.

LOUNGE

Double glazed window to the rear aspect with woodgrain effect tiled flooring. Central to the room is a period fireplace with an inset wood burner sitting on a tiled hearth with a solid oak plinth over. Ceiling mounted LED downlighting. Programmable electric radiator. A period timber door opens to the rear lobby.



REAR LOBBY

From the rear lobby a glazed door opens to the rear garden. A further period latched door opens into the shower room. Tiled flooring.

SHOWER ROOM

High level double glazed opaque window to the side aspect. There is a quadrant shower cubicle with a rainfall shower head and further flexi-head and brick tiled splash-backs. Dual flush WC and a wash hand basin. Programmable electric radiator and wall mounted gas fired water heater. Solid tiled flooring.

FIRST FLOOR

FRONT BEDROOM

Double glazed window to the front aspect with polished floor boards. Wall mounted programmable radiator and a latched door opens to a wardrobe.

REAR BEDROOM

Double glazed window to the rear aspect with polished floor boards and a wall mounted Programmable electric radiator.

REAR GARDEN

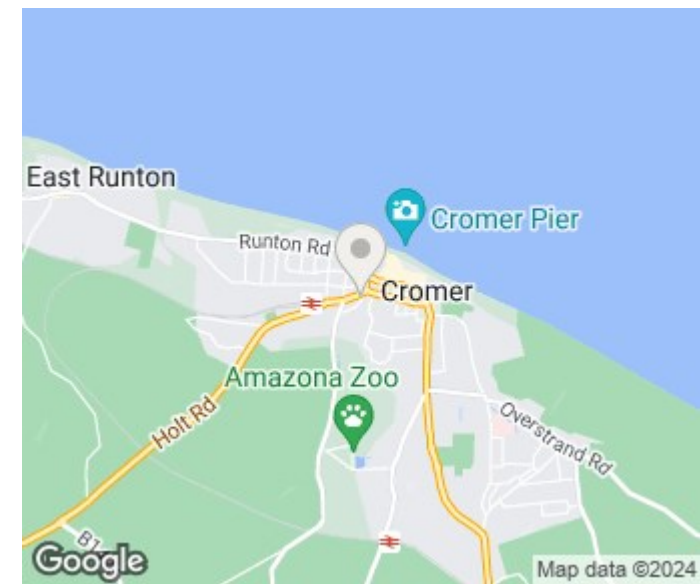
The garden is a delightful mixture of paved paths and patio areas bordered by flower and shrub beds. A gate leads to a pedestrian right of way for the neighbouring properties. Beyond the pedestrian path is a further vegetable plot which forms part of the garden.

FLINT OUT HOUSE

Opposite the front of the property is a separate outhouse, with a full wall of storage cupboards.

2 CHESTERFIELD COTTAGES





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	