



37 CABELL ROAD CROMER, NR27 9HX

£750,000
FREEHOLD

This stunning four storey period property lies in the ever increasingly popular seaside town of Cromer. Cromer has been mentioned in The Times as the second best place to invest in the country.

This beautiful house is immaculate throughout with original features. The property consists of seven bedrooms, three shower/bathrooms and cloakroom. Three reception rooms and a large kitchen breakfast room ideal for entertaining.

The property also boasts a low maintenance courtyard garden to the rear perfectly suited for al fresco dining and entertaining.

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HENLEYS
Residential Sales & Lettings

37 CABELL ROAD

- STUNNING LARGE PERIOD PROPERTY WITH ORIGINAL FEATURES
- CHAIN FREE
- CURRENTLY HOLIDAY LET - GREAT BUSINESS OPPORTUNITY
- FANTASTIC FAMILY HOME
- GREAT LOCATION
- COURTYARD GARDEN
- CLOSE TO BEACH, TOWN CENTRE TRAIN STATION
- SEVEN DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS & CLOAKROOM
- THREE RECEPTION ROOMS, UTILITY ROOM & KITCHEN / DINING ROOM
- APPROVED ARCHITECT DRAWINGS FOR OPEN PLAN KITCHEN/DINING ROOM WITH FRENCH DOORS ONTO GARDEN



Cromer

Cromer is a typical fishermen town located In the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's' famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

Overview

This stunning four storey period property lies in the ever increasingly popular seaside town of Cromer. Cromer has been mentioned in The Times as the second best place to invest in the country.

This beautiful house is immaculate throughout with original features. The property consists of seven bedrooms, three shower/bathrooms and cloakroom, three reception rooms and a large kitchen/breakfast room ideal for entertaining. The property also boasts a low maintenance courtyard garden to the rear perfectly suited for al fresco dining and entertaining.

Entrance porch

Original tiles to front of property door to the entrance hall.

Entrance hall

Original door to the front with stained glass, original tiled floor, radiator, spotlights, stairs to the first floor and door off to reception rooms and kitchen.

Living room & dining room

Large sash window to the front and original stained glass wooden double doors to the rear. Dark wooden floors, built in book shelves and beautiful fireplace with tiled hearth housing wood burner.

Kitchen breakfast room

Sash windows to the side, original tiled floor, wall and base units wooden worktops, built in shelving and built in worktops. range master style gas oven and hob. door into utility area.

Utility room

Window to the side, door to access side of the property and courtyard garden. Wall and base units, spotlights, part tiled, wooden worktops, sink drainer, space and plumbing for washing machine and dishwasher. Door into cloakroom.

Cloakroom & WC

Cloakroom area housing wall mounted central heating boiler, window to the rear, space for tumble dryer and wash hand basin with splash back tiles. Door into WC.

WC - Window to the side, WC.

1st floor landing

Carpets, radiator, spotlights and doors leading to bedrooms and bathroom.

Double Bedroom

Window to the rear, exposed wood floors, radiator and spotlights. Loft access and ornate cast iron fireplace.

Bathroom

Glazed sash window to the side, wooden panelling, WC, shave point and wash hand basin. Built in shelving, cupboard, radiator and freestanding rolltop bath. Exposed white washed wooden floors.

Shower room

Glazed window to the side, fully tiled (aqua board in shower) shower cubicle, heater towel rail, WC and wash hand basin.

Double Bedroom

Window to the rear, exposed wood floors, radiator and spotlights. Ornate cast iron fireplace.

First floor lounge with balcony

Extremely spacious lounge with large bay sash window to the front and wooden double doors with stained glass leading to balcony. Wooden floors and feature fireplace with surround and mantle.

2nd floor landing

Carpets, spot lights, loft access, doors to bedrooms and shower room.

Double Bedroom

Window to the side, exposed wood floors, radiator , spotlights and fireplace.

Shower room

Glazed window to the side, fully tiled (aqua board in shower) shower cubicle, heater towel rail, WC and wash hand basin.

Double Bedroom

Window to the rear with church views, exposed wood floors, radiator , spotlights and fireplace.

Double Bedroom

Extremely spacious double bedroom with window to the front , exposed wood floors, radiators , spotlights and fireplace.

2nd floor landing

Velux window, carpets, built in cupboard and loft access.

Double Bedroom

Double bedroom with window to the front , exposed wood floors, radiators and spotlights.

Double Bedroom

Window to the front, exposed wood floors, radiator and spotlights. Built in wardrobe and ornate cast iron fireplace.

Courtyard garden

Low maintenance paved courtyard garden to the rear with gate to the rear.

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ADDITIONAL INFORMATION

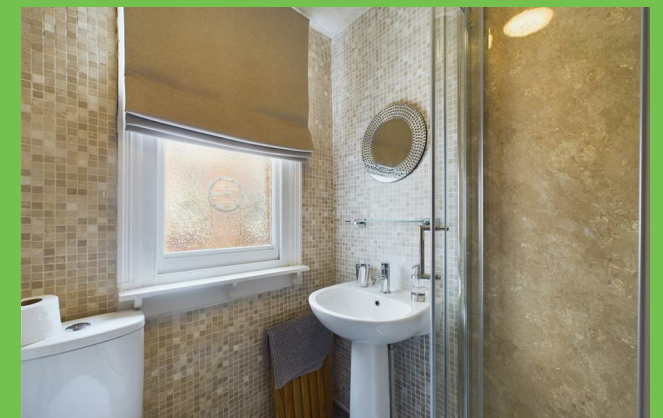
Local Authority – North Norfolk district council

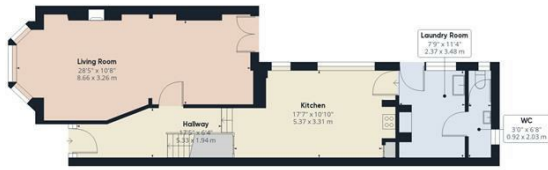
Council Tax – Band

Viewings – By Appointment Only

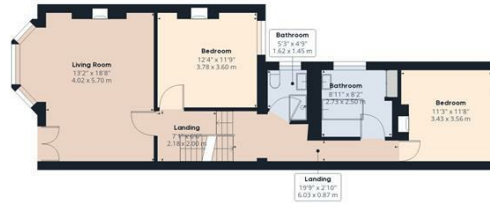
Floor Area – sq ft

Tenure – Freehold





Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
 2485.16 ft²
 230.88 m²

Reduced headroom
 19.38 ft²
 1.8 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.

GIRAFFE 360



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	