



## THE CROFT

CROMER, NR27 9EH

£495,000  
FREEHOLD

This wonderful and immaculate property is located in one of CROMER'S MOST SOUGHT AFTER LOCATIONS just a few minutes walk to the TOWN CENTRE & SEA FRONT. With 3 reception rooms, 3 bedrooms enclosed gardens, early viewing is essential to appreciate all it has to offer. Call Henleys to view.

**HENLEYS**  
Residential Sales & Lettings

# THE CROFT

- 3 bedrooms • 3 Reception Rooms • Landscaped Gardens • Highly Sought After Location • Beautifully Presented • Moments from the Town & Sea Front • Front & Rear Gardens • Off Road Parking & Garage with new flooring and heating ideal for classic car storage • Viewings are Highly Advised • Call Henleys to View



## OVERVIEW

Rarely do such fantastic properties come to the market. Located just a few minutes walk to the town centre, this delightfully presented property nestles in a private complex of similar executive style dwellings. Spacious and flexible living accommodation is the order of the day with 3 reception rooms, 4 bedrooms (1 on the ground floor), lovely enclosed gardens and so much more! Presented to the highest standard you will not fail to be impressed from the minute you walk in!

## FIRST IMPRESSIONS

The property nestles at the end of a private lode and is accessed via a brick weave drive and a footpath to the front porch. A wrought iron gate to the side leads to the side and rear gardens. The town centre is just a few minutes walk away.

## ENTRANCE PORCH

The entrance porch is double glazed to the front and side aspects with tiled flooring and a wall mounted radiator. A further uPVC stained glass door opens into the hall.

## HALL

From the hall, glazed oak doors open to the kitchen-breakfast room and lounge. Further oak doors open to the WC. Carpeted flooring, phone point, wall mounted radiator and stairs rising to the first floor. Under stairs study area. Storage cupboard.

## LOUNGE

Double glazed to the rear aspect overlooking the rear garden and further sliding patio doors onto the rear patio. Open fireplace with marble surround and mantelpiece over, TV and satellite points and wall mounted radiators. Further glazed oak door open to the dining room and glazed oak door to the kitchen-breakfast room. Inset ceiling downlights

## DINING ROOM

Double glazed window to the side aspect with wood effect laminate flooring, wall mounted radiator and vaulted ceilings. French doors open to the conservatory and oak door to bedroom 4.

## CONSERVATORY

Hexagonal conservatory over dwarf walls with French doors opening to the rear garden. Wood effect laminate flooring and wall mounted lights, fitted blinds to the glass ceiling.

## KITCHEN/BREAKFAST ROOM

Double glazed window to the front aspect with a range of base and wall mounted units with marble effect worktops over. Integral appliances include a 5 ring gas hob with extractor fan and downlight over, electric double oven and grill and dishwasher. Space and plumbing for washing machine. Inset sink and draining board. Plinth LED lighting and under cupboard downlights. Inset ceiling downlighting, vertical radiator and tile effect vinyl flooring, TV point and space for American fridge freezer.

### FIRST FLOOR LANDING

Solid oak doors open to the master bedroom and bedrooms 2 & 3 and family bathroom. Double glazed window to the side aspect. and loft hatch.

### MASTER BEDROOM & EN-SUITE

Double glazed window to the rear aspect with carpeted flooring and wall mounted radiator, TV point and built in wardrobes. The en-suite has a shower, low level dual flush WC and a vanity wash hand basin. Towel rail heater and inset ceiling downlights.

### BEDROOM 2

Double glazed window to the front aspect with carpeted flooring and a wall mounted radiator.

### BEDROOM 3

Double glazed window to the rear aspect with carpeted flooring and a wall mounted radiator. Built in wardrobe.

### FAMILY BATHROOM

Double glazed opaque window to the front aspect. Deep bath with period style taps and shower attachment, dual flush low-level WC and wash hand basin with period taps. Tiled throughout with a towel rail heater and tiled flooring.

### GARDENS

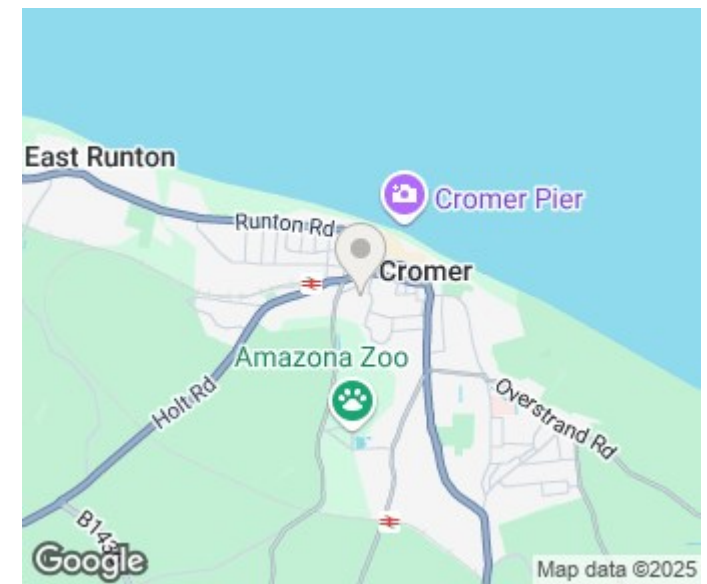
An extensive landscaped garden to the rear and side aspects includes patio areas, raised shrub beds and brick and flint walls. There is an electric awning over the patio doors to the lounge.

### DOUBLE GARAGE -

This large double garage has been modernised with new flooring and heating. This garage is ideal to store classic cars. This could be converted back to a bedroom.

## THE CROFT





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>	74	84
(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	