



FULCHER AVENUE CROMER, NR27 9SG

£375,000
FREEHOLD

This stunning 5 bedroom house in the sought after location of Fulcher Avenue has been tastefully reconfigured to really make the most of the space. The property comprises of a bright and airy living room with dual aspect double glazed window, dining room, kitchen with island, two shower rooms (one on each floor), the aforementioned five bedrooms and a garage to the rear of the property.

This property would make a sublime family home with its close proximity to transport links (Train and bus station a short walk away), the beach and local play parks, the town centre and local supermarkets.

This property presents an excellent opportunity for those looking to settle in a delightful seaside town, combining comfort, convenience, and a touch of coastal charm. Whether you are seeking a family home or a holiday retreat, this residence on Fulcher Avenue is sure to impress.

HENLEYS
Residential Sales & Lettings

FULCHER AVENUE

• ***NO UPWARD CHAIN*** • 3 Bedrooms

Upstairs • 2 Reception Additional Rooms

Downstairs • Two shower rooms • Close to trains

buses & town centre • Off road parking with

Garage • Tastefully reconfigured • Ideal family

home • Private Garden • Flexible Accommodation



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.

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 stunning 3 bedroom house in the sought after location of Fulcher Avenue has been tastefully reconfigured to really make the most of the space. The property comprises of a bright and airy living room with dual aspect double glazed window, dining room, kitchen with island, two shower rooms (one on each floor), the aforementioned five bedrooms and a garage to the rear of the property.

This property would make a sublime family home with its

close proximity to transport links (Train and bus station a short walk away). the beach and local play parks, the town centre and local supermarkets.

Hallway

Entering the property through a uPVC front door, coir matting, carpeted floor, wall mounted radiator and carpeted stairs to the first floor.

Living Room

Dual aspect corner double glazed window to the front and side aspect plus a second double glazed window, wall mounted radiator, stone effect fireplace with timber mantel and a living flame gas fire, wall lights and carpeted floor.

Dining Room

Wall mounted radiator, space for dining table, wood effect vinyl flooring leading through archway into kitchen and door to hallway.

Kitchen

Double glazed window to the rear aspect with double glazed door to the rear and a second double glazed door to the side leading to a secondary entrance gate. Wall and base units, stone effect laminate worktop with matching splashback, mid height electric oven, electric hob with chimney style extractor hood above, white sink and drainer with mixer tap, tall wall mounted radiator, integrated dishwasher, integrated fridge/freezer, glass splashback behind hob and wood effect vinyl flooring.

Hallway

Space for coat rack/shoe storage, base units with wood effect laminate worktop, plumbed in washing machine, continuation of wood effect vinyl floor from kitchen/dining room, doors to family bathroom, bedroom 1 and bedroom 2.

Bedroom / Study

Double glazed window to front aspect, wall mounted radiator, carpeted floor and door to WC.

WC

Door opens to a small carpeted area with second doorway to WC, dual flush close coupled WC, cloakroom style vanity and basin, mosaic splashback, wall mounted mirror and stone effect vinyl flooring.

Bedroom / Reception Room

Double glazed window to rear aspect, wall mounted radiator, TV point, hatch to roof space and carpeted floor.

Shower Room (Downstairs)

Shower enclosure with electric shower and sliding door, integrated vanity and basin/WC, shaver point, wall hung ladder style heated towel rail, tallboy storage unit containing the gas boiler, aqua boarding inside shower enclosure, full tiled all other walls and wood effect vinyl flooring.

Landing / Upstairs

Hatch to loft space, carpeted floor and doors to family bathroom, bedroom 3, 4 and 5 and airing cupboard.

Bedroom

Double glazed window to the front aspect, wall mounted radiator, built in mirrored door wardrobe/storage and carpeted floor.

Bedroom

Double glazed window to the front and the side aspect, wall mounted radiator, built in mirrored door wardrobe/storage and carpeted floor.

Bedroom

Double glazed window to the rear aspect, wall mounted radiator, built in folding door wardrobe/storage and carpeted floor.

Shower Room (Upstairs)

Quadrant shower enclosure with shower boarding, large storage unit with stone effect laminate worktop, semi-recessed basin and back to unit WC pan, shaver socket, wall mounted ladder style heated towel rail and tiled floor.

Outside

To the front of the property there is a paved pathway to the front door including a handrail to the front door. To the front and side of the property the gardens are gravelled with featured areas with potted and planted shrubs.

The rear garden is enclosed by fencing and a wall towards the garage and comprises of a lawned area and paved area with steps up to the garden and to the rear gate.

Garage

The garage is detached from the main property and is accessed via a driveway to the right hand side of the property. The garage also has one off road parking space in front.

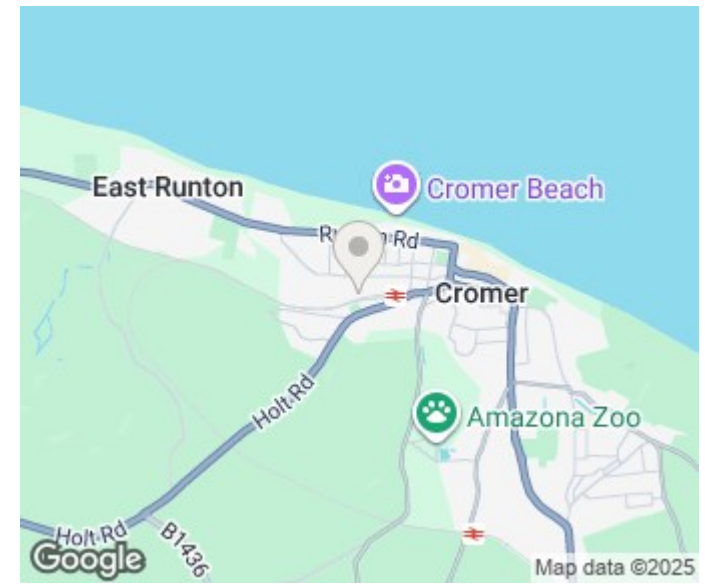
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Approximate total area⁽⁹⁾
1315.59 ft²
122.22 m²

Reduced headroom
3.85 ft²
0.36 m²



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		74	84
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC

