



ST. MARGARETS LANE CROMER, NR27 9BZ

£335,000
FREEHOLD

This delightful three bedroom townhouse close to the centre of Cromer offers a perfect blend of comfort and convenience. The property features two spacious reception rooms, ideal for both relaxation and entertaining guests. The kitchen provides a functional space for culinary pursuits with several integrated appliances, while the three bedrooms offer ample accommodation for families or those seeking extra space for guests or a home office. The property also has a spacious cellar which could be converted into an additional reception room.

The bathroom is thoughtfully designed to tie in with the traditional style of the property. Outside, the property benefits from parking for one vehicle, a valuable asset in this sought-after location so close to the town centre.

HENLEYS
Residential Sales & Lettings

ST. MARGARETS LANE

- Great holiday let potential
- Close to town centre
- Close to transport links
- Beautifully maintained property
- Wood burner
- Close to schools and amenities
- Original Features
- Brick shed for easy access storage
- Call Henleys to view



Cromer

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country"

Cromer Pier has been voted pier of the year.

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 Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with 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 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. 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 charming three bedroom townhouse close to the centre of the seaside resort of Cromer boasts off road parking for one vehicle, three bedrooms, a family bathroom, living room, a kitchen/dining room and a cellar. The property covers four floors with potential for the basement to become the fourth. This property would make a great family home or a sound investment for use as a holiday let property,

Kitchen/Dining Room

Double glazed windows and door to the side aspect, wall mounted radiator, space for dining table, breakfast bar, wall and base units, marble effect laminate worktop with splashback, stainless steel sink with drainer and mixer tap, integrated fridge freezer, dishwasher and washing machine. Electric oven and integrated hob with integrated extractor above, feature hanging pendant lights, stairs to first floor and to cellar, vinyl flooring.

Living Room

Double glazed windows to front and side aspect, wood burner with slate hearth and timber mantelpiece, dado rail with two tone paintwork and carpeted floor.

Landing

Cupboard housing combi boiler, wall mounted radiator, painted floorboards, doors to bedroom 1 and 2, door to bathroom and stairs to second floor.

Bathroom

Obscured double glazed window to the side aspect, dual flush close coupled WC, two door vanity unit with basin and mixer tap, chrome ladder style heated towel rail, bath with electric shower and shower curtain over, bath/shower mixer tap, tiled splashbacks and vinyl flooring.

Bedroom 1

Double glazed window to the front aspect, wall mounted radiator, built in wardrobe, decorative traditional fireplace (not in use), dado rail and painted floorboards.

Bedroom 2

Double glazed window to the side aspect, wall mounted radiator, feature panelled wall decorative traditional fireplace (not in use) and painted floorboards.

Bedroom 3

Double glazed window to rear aspect, wall mounted radiator, exposed beams and painted floorboards.

Cellar

The cellar is currently not used and has been undergoing some renovations. Window to front aspect, exposed chimney breast, freshly painted walls, drain access and concrete floor.

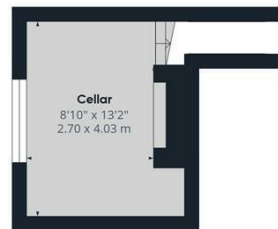
Outside

The property benefits from off road parking for one vehicle with a gravelled area (big enough to accommodate a van) and flowerbeds to front of the

house with brick paved steps down to the path to the entrance. To the right hand side of the entrance door there is also a brick shed for storage.

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Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

990.17 ft²
91.99 m²

Reduced headroom
84.52 ft²
7.85 m²

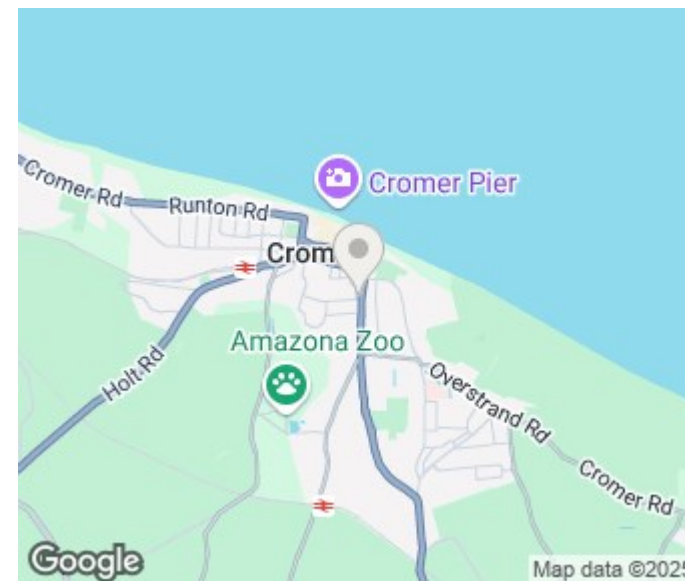
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	