



NEWHAVEN CLOSE

CROMER, NR27 0BD

£570,000
FREEHOLD

**** CHAIN FREE ****

This bright and spacious three bedroom detached bungalow in an elevated position within the seaside town of Cromer boasts wonderful views across the rooftops to the Church, Lighthouse and sea in the distance. The property comprises a spacious living room with an archway to a dining room area, large kitchen with traditional features, a sunroom with double sliding doors out to the garden, three double bedrooms, a family bathroom and a detached garage.

In the sought after area of Newhaven Close, this bungalow would make a great family home or coastal bolthole. Newhaven Close is close to amenities with the town centre, Cromer Junior School, Cromer Academy, Cromer Infant School and Nursery, Cromer Hospital and Doctors Surgery all within a 10-15 minute walk.

Call Henleys today to book a viewing.

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NEWHAVEN CLOSE

- ** CHAIN FREE ** • Sought after area of Cromer • Private Garden • Three Bedrooms • Close to schools • Spacious living room • Off road parking • Not Overlooked and Pleasant Woodland Outlook • Detached bungalow • Call Henleys today to book a viewing



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

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Entrance Porch

Enter through a obscure patterned glazed door into a porch area with double doors to the hallway.

Hallway

A long, bright and airy hallway with carpeted floor, warm air heating wall vent, and doors to WC, Kitchen, Living/Dining Room, bedroom one, two and three, storage cupboards and family bathroom.

WC

Double glazed obscured window to side aspect, close coupled dual flush WC, pedestal cloakroom basin, wall mounted mirror, tiled splashback and tile effect vinyl flooring.

Living Room

Double glazed windows to dual aspect, wood burner in fireplace alcove with slate hearth, warm air heating wall vent, carpeted floor, archway with further arch's with glass shelving to the sides leading to the dining room area.

Dining Room

Through archway from living room, double glazed window to front aspect, warm air heating wall vent, arch's with glass shelves either side of the archway and wood effect laminate flooring.

Kitchen

Double glazed window to side aspect, secondary window to

Sunroom area to rear aspect, warm air heating wall vent, range cooker with stainless steel splashback and chimney style cooker hood, double door storage housing the warm air boiler and water tank, traditional base units with Carrara marble effect laminate worktop, wall mounted display unit, freestanding complementing tall base unit, space for freestanding fridge/freezer, stainless steel sink with dual drainer and mixer tap, door to Sunroom/Hallway, tiled splashback and wood effect laminate flooring.

Rear hallway/ Utility room

The rear hallway would make an ideal utility room, There is plumbing for a washing machine and space for a freezer and tumble dryer.

Sunroom

Windows to three aspects, timber and glazed double sliding doors to garden, exposed brick walls, timber floor to main Sunroom area with hallway of Sunroom carpeted. A second single sliding door along the hallway area of the Sunroom.

Bedroom One

Double glazed window to front aspect, warm air heating wall vent, feature ceiling light fitting and carpeted floor.

Bedroom Two

Double glazed window to rear aspect, warm air heating wall vent, feature ceiling light fitting and carpeted floor.

Bedroom Three

Window to rear aspect into Sunroom, warm air heating wall vent, feature ceiling light fitting and carpeted floor.

Family Bathroom

Double glazed obscured window to the side aspect, warm air heating wall vent, P shaped bath with screen and shower

over, grab rail, white electric heated towel rail, close coupled dual flush WC, pedestal basin, illuminated mirror, tiled splashbacks and wood effect vinyl flooring.

Garage

Detached from the bungalow is a garage for one car with a workshop/storage area at the end. The garage has a single glazed door access to the side and a manual up and over door to the front.

Outside

To the front of the property is a lawn and shrubbed area, with a driveway to the left hand side with space for up to three cars leading to the garage and a gate to the rear garden.

The rear garden is very private and comprises of a patio area and a lawn with shrubbed borders and has a pleasant outlook over the woodland to the rear, a great place for family/dog walks. The garden is fully enclosed and not overlooked making it ideal for those summertime barbecues as a family or entertaining. A timber gate provides access to the lane and wooded area behind.

Agents Note

This property has huge potential to be extended as multiple of the neighbouring properties on Newhaven Close have done this (STPP). There is potential for the property to be extended to the rear or into the ample loft space creating further room(s) and potentially wonderful views of the sea, rooftops of Cromer and the lighthouse. This property has so much potential for any prospective buyer.

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Ground Floor Building 1



Ground Floor Building 2

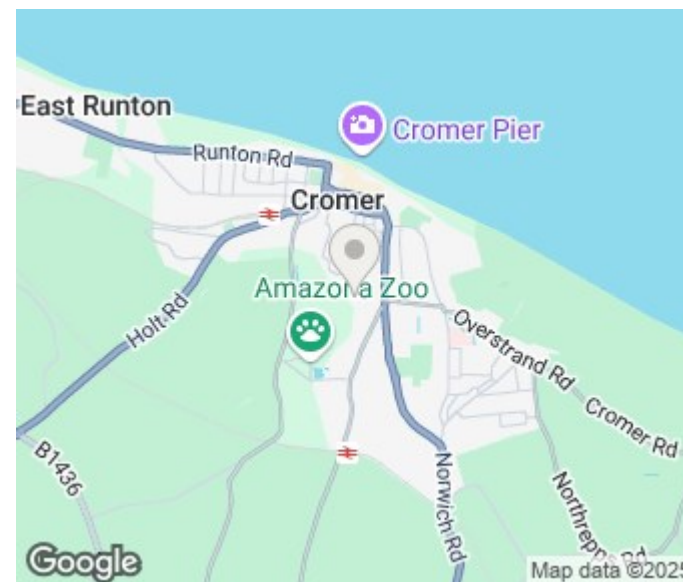
Approximate total area^m
 1515.99 ft²
 140.84 m²

(1) Excluding balconies and terraces

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		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	