



RANDALL CRESCENT

CROMER, NR27 0FD

£595,000
FREEHOLD

This beautifully finished four/five bedroom detached house in the sought after location of Randall Crescent in Cromer boasts a spacious and bright living room, kitchen/dining room, the aforementioned four/five bedrooms (four doubles with built in wardrobes and one with ensuite shower room), family bathroom, utility room, WC and a double garage at a huge 20' x 19'7".

This property is modern and spacious and built by the well respected local developers Norfolk Homes, it has flexible living areas, underfloor heating to the ground floor, a delightful rear garden which includes a fixed gazebo to the patio area, a double garage and further parking. Located just a short walk to the town centre, it is presented to a very high standard throughout and overlooks the a large fenced play area (ideal for a family) and has views of the fields of Cromer Hall from the front of this property.

A five minute walk from the property to the Amazona zoo further enhance this properties appeal to family life.

Call Henleys to book a viewing.

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Residential Sales & Lettings

RANDALL CRESCENT

- ** CHAIN FREE ** • Spacious, light and airy Living Room • Close to Schools • Large Double Garage • Close to town centre • Four/Five Bedroom • Close to Hospital/GP • Kitchen/Dining Room • Close to seafront and beach • Call Henleys 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 Blickling 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 beautifully finished four/five bedroom detached house in the sought after location of Randall Crescent in Cromer boasts a spacious and bright living room, kitchen/dining room, the aforementioned four/five bedrooms (four doubles with built in wardrobes and one with ensuite shower room), family bathroom, utility room, WC and a double garage at a huge 20' x 19'7".

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Hallway

Enter through the partially glazed front door to the entrance hallway, double glazed window to side aspect, carpeted staircase with beautiful timber banister, glazed door to kitchen/dining room and living room, timber doors to WC, two storage cupboards and study/bedroom five, decorative ceiling lights and tiled floor.

Living Room

Double glazed window to front aspect, french doors to rear aspect, glazed double doors open to kitchen/dining room, luxury stone fireplace, decorative ceiling and wall lights and carpeted floor.

Kitchen/Dining Room

Double glazed window and French doors to rear aspect, wall and base modern shaker style units, stone effect laminate worktop and upstand, white one and a half bowl sink and drainer with mixer tap, glass splashback behind hob, built in Bosch oven, gas hob with chimney style hood, integrated dishwasher, fridge and freezer, space for dining table and chairs, tiled floor, entrance matting and door to utility room.

Utility Room

Double glazed door with fitted blind, base units with stone effect laminate worktop, white sink and drainer with mixer tap, wall mounted boiler, space and plumbing for washing machine, space for dryer, tiled splashback and tiled floor.

Study/Bedroom Five

Double glazed window to front aspect, fitted blind, decorative ceiling light and carpeted floor. This room is currently being used as a Study but could easily be used as a fifth bedroom where required.

Landing

Decorative ceiling light, wall mounted heating controls, hatch to loft space, double oak faced doors to two storage cupboards, door to bedroom one, two, three and four, family bathroom and carpeted floor.

Bedroom One

Double glazed window to front aspect, fitted blind, wall mounted radiator, built in wardrobe with sliding mirror fronted doors, TV point, decorative ceiling light, carpeted floor and oak faced door to Ensuite Shower Room.

Ensuite

Double glazed obscure window to front aspect, fitted blind, built in wood effect furniture with stone effect worktop, semi recessed basin with mixer tap, push button dual flush concealed cistern with WC pan, shaver socket, polished chrome heated towel rail, sliding door shower enclosure, tiled splashback and checkerboard tile effect vinyl flooring.

Bedroom Two

Double glazed window to rear aspect, fitted blind, wall mounted radiator, built in wardrobe with sliding mirror fronted doors, decorative ceiling light and carpeted floor.

Bedroom Three

Double glazed window to front aspect, fitted blind, wall mounted radiator, built in wardrobe with sliding mirror fronted doors, decorative ceiling light and carpeted floor.

Bedroom Four

Double glazed window to rear aspect, fitted blind, wall mounted radiator, built in wardrobe with sliding mirror fronted doors, decorative ceiling light and carpeted floor.

Family Bathroom

Double glazed obscure window to rear aspect, fitted blind, built in wood effect furniture with stone effect worktop, semi recessed basin with mixer tap, push button dual flush concealed cistern with WC pan, wall mounted mirror, shaver socket, polished chrome heated towel rail, hinged double panel bath/shower screen, bath with shower mixer tap, tiled splashback and wood effect vinyl flooring.

Garage

The double garage is a large 20' x 19'7" with up and over doors and open vaulted and beam roof. Both lighting and power within the garage. Exposed brick walls, concrete floor and wall mounted fuse board. To the front of the Double Garage is a Ring floodlight camera.

Outside

To the front of the property is a brick weave drive leading to the double garage and a side gate to the rear of the property. To the immediate front is a small shrubbed area with shingle surround. the front door has a pillar style surround and cover with a Ring doorbell installed to the left hand side.

The rear garden comprises of a patio area with fixed gazebo, and a lawned area with shingled and shrubbed area to the edge. Door from the patio to the side of the double garage.

Agents Note

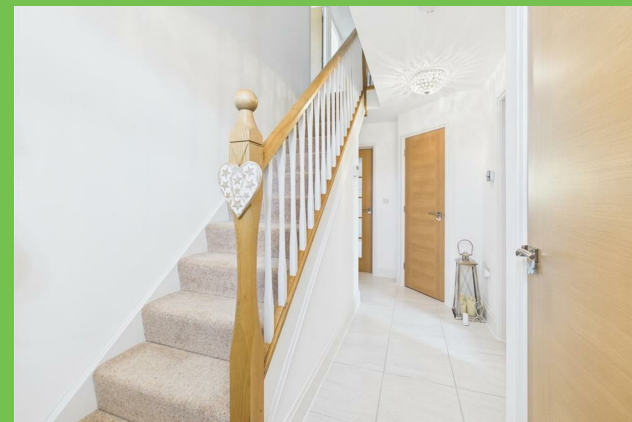
**** CHAIN FREE ****

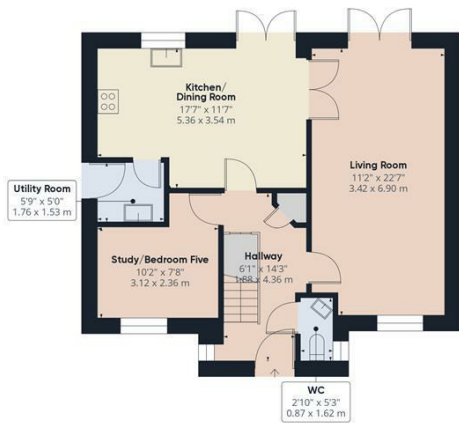
Council Tax Band E

The property has 1 year remaining on NHBC guarantee.

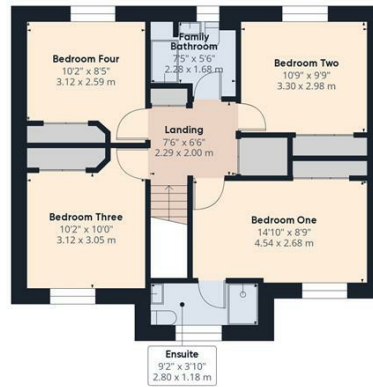
Boiler is serviced every year. 9 years old.

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

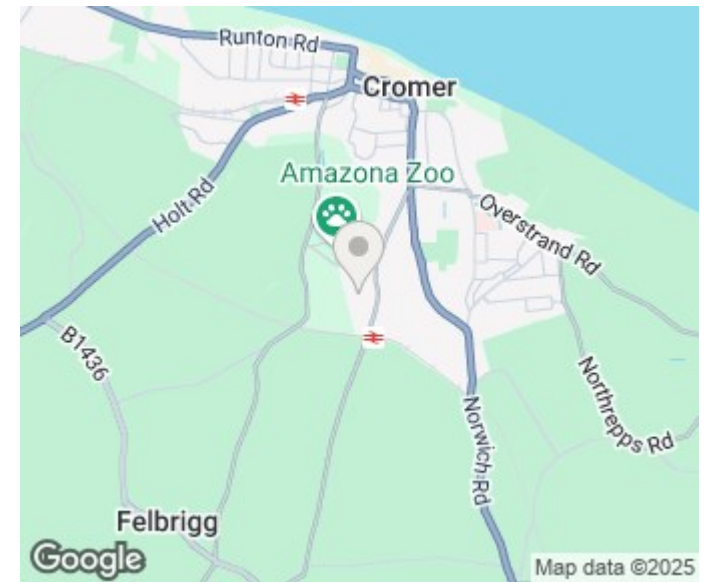
Approximate total area⁸
1712.65 ft²
159.11 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	