



CLIFF ROAD

CROMER, NR27 0BU

£425,000
FREEHOLD

This beautifully maintained three bedroom detached bungalow in the amenity rich residential area of Suffield Park in Cromer comprises the aforementioned three double bedrooms, dining room, kitchen, spacious living room, bathroom with separate WC, storage room and second WC.

The property also boasts off road parking for one car PLUS a garage and sublimely maintained gardens.

Hillside on Cliff Road is just a two minute walk from the Warren woods and lighthouse, a five minute walk to the local convenience shop, and a ten minute walk to the hospital/doctors surgery. It is also within twenty minutes walk of all three of Cromer's schools.

Call Henleys to book a viewing.

HENLEYS
Residential Sales & Lettings

CLIFF ROAD

- Three bedroom detached bungalow
- Close to seafront/beach
- Garage AND off road parking
- Beautifully maintained gardens
- Close to schools
- Kitchen with Breakfast Bar
- Close to Cromer Golf Club
- Large pantry
- Call Henleys to book a viewing.
- Walking distance to beach and town centre



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 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. 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

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Entry

Glazed uPVC door entry to front porch, wall mounted coat hooks, tiled floor and matching tiled skirting.

Hallway

Through obscure glazed door from porch to hallway, double glazed window to rear aspect, wall mounted radiators, doors to living room, bedroom two and three, dining room, WC, storage cupboard and bathroom, wall mounted heating thermostat, hanging pendant light and carpeted floor.

Living Room

Double glazed window to front aspect, french doors to the rear aspect, wall mounted radiators, decorative mantle and surround, gas fire and stone effect hearth, picture rail and carpeted floor. Door to bedroom three.

Dining Room

Double glazed window to side aspect, wall mounted radiator, space for dining table and chairs, tile effect vinyl flooring, and doors to kitchen and bedroom one.

Kitchen

Double glazed to rear aspect, wall and base units with stone effect laminate worktop, stainless steel bowl and a half sink with drainer and mixer tap, integrated oven, gas hob with integrated extractor above, built in storage unit, space for

freestanding fridge freezer, space and plumbing for washing machine, breakfast bar, pantry cupboard, tiled splashback and tile effect vinyl floor.

Hallway

From kitchen to hallway through a partially obscure glazed door, painted brick walls and tile effect vinyl flooring. Obscure partially glazed uPVC doors to front and back aspect with cat flaps installed.

WC #1

Obscured high level double glazed window to rear aspect, close coupled dual flush WC, corner cloakroom basin and pedestal, water heater, tiled splashback, decorative wallpaper to one feature wall and carpeted floor.

Storage Room

Obscure double glazed window to front aspect, wall mounted Baxi boiler, wall mounted light and fuse box.

WC #2

Obscure double glazed window to side aspect, low level cistern and WC, wall mounted corner basin, feature wallpaper to one wall, tiled splashback and carpeted floor.

Bathroom

Obscure double glazed window to rear aspect, bath with grab bar, shower/tap mixer, traditional style pedestal and basin, shaver socket, traditional style wall mounted chrome towel rail, recessed shower enclosure with hinged door, tiled splashbacks, decorative wallpaper to all walls and carpeted floor.

Bedroom One

Double glazed window to front aspect, wall mounted radiator, decorative wallpaper to one wall, hanging pendant light and carpeted floor.

Bedroom Two

Double glazed window to front aspect, wall mounted radiator, picture rail, hanging pendant light and carpeted floor.

Bedroom Three

Double glazed window to dual side and rear aspects, wall mounted radiator, decorative wallpaper to one wall, picture rail, basin with tiled splashback and mirrored cabinet above, hanging pendant light and carpeted floor.

Garage

The garage is to the front of the property with space for one car plus one off road space to the front of the garage.

Outside

Concrete driveway leading to garage and lawned and shrubbed area, gravelled area from front gate to door and to side of property.

The rear garden has a patio area leading to a lawned area, with paved areas and bushes and trees to borders. Further paved areas lead to a greenhouse and a summerhouse.

HILLSIDE, 13 CLIFF ROAD





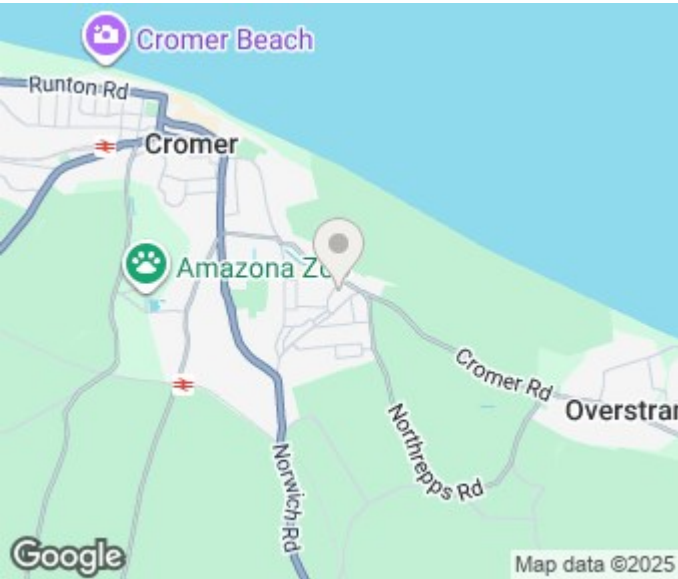
Approximate total area¹⁾
1180.27 ft²
109.65 m²

(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		
(81-91) B		
(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