



PARK ROAD CROMER, NR27 0EA

£750,000
FREEHOLD

This absolutely stunning detached period property lies in a beautiful residential part of Cromer. The property is a short walk to the beach, amenities including Royal Cromer Golf Club, schools, medical practice, shops and transport links.,

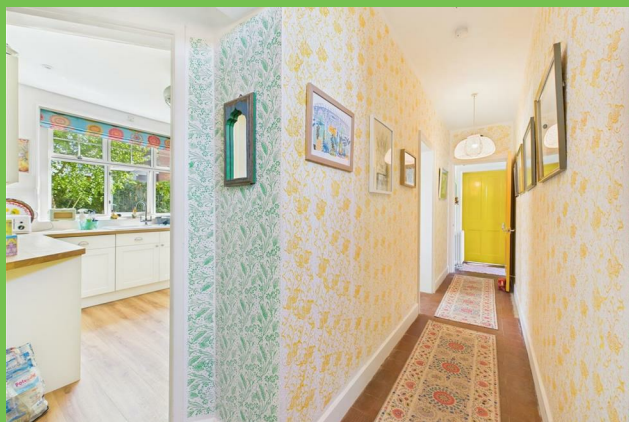
This large detached house would make a fantastic family home consisting of Fabulous kitchen-breakfast room, two reception room, four bedrooms with wonderful family bathroom. The property also has beautiful gardens, garage and separate outbuilding that could be utilised as an office.

Viewing is highly recommend

H
HENLEYS
Residential Sales & Lettings

PARK ROAD

- Stunning detached period property
- Quiet residential area
- Four bedrooms
- Family bathroom, shower room and WC
- Two reception rooms
- Kitchen & Breakfast room
- Set in stunning gardens
- Garage & separate building (would make a great home office / studio)
- Close to beach, town centre & amenities
- Brand new boiler and charging point for electric car.



Overview

This absolutely stunning detached period property lies in a beautiful residential part of Cromer. The property is a short walk to the beach, amenities including Royal Cromer Golf Club, schools, medical practice, shops and transport links.,

This large detached house would make a fantastic family home consisting of Fabulous kitchen-breakfast room, two reception room, four bedrooms with wonderful family bathroom. The property also has beautiful gardens, garage and separate outbuilding that could be utilised as an office.

Viewing is highly recommend

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.

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

Entrance Hall

Door to the front, stairs leading to the first floor with large understairs cupboard. Original tiled floor and period wall mounted radiators.

Dining room

Double glazed window to the front, exposed wooden flooring and fireplace with wood burner and period fireplace.

Living room

Double glazed bay window to the side elevation, carpeted flooring, period style wall mounted radiator and fireplace with wood burner surround and tiled hearth.

Kitchen - Breakfast room

Kitchen -

Double glazed window to the side elevation, partially tiled walls, range of wall and base units with wooden worktops, ceramic sink with drainer, built in hob and built in double oven. Wood effect flooring.

Breakfast room

Double glazed window to the side elevation, original tiled flooring, built in shelving and storage cupboard. Fireplace with surround.

Utility room

Double glazed window to the front elevation, original tiled

flooring, Belfast sink, built in shelving, wooden worktops, plumbing and space for washing machine and tumble dryer. Space for large fridge freezer.

Cloakroom

Double glazed window to the side elevation, wooden flooring, period wall mounted radiator, wash hand basin and WC, wall mounted brand new boiler.

Rear hallway

Double glazed window to the rear elevation and door to access side of the property garage and gardens. Original tiled floor and period walled mounted radiator.

Landing

Double glazed window to the front elevation overlooking the garden and park. Carpeted flooring and doors leading off the bedrooms and bathroom.

Bedroom

Double glazed window to the side elevation, built in cupboards, exposed wooden floors and radiator..

Bedroom

Double glazed window to the front elevation overlooking the garden and stunning gardens, Exposed wooden flooring, and period wall mounted radiator.

Bedroom

Double glazed window to the side elevation, carpeted flooring, wall mounted radiator and loft access.

Office - Bedroom

Double glazed window to the rear elevation, carpeted flooring and wall mounted radiator.

Bathroom

Double glazed window to the side elevation, wooden flooring, wooden panelling, wall mounted shelving, walk in shower with tiling, wash hand basin and bath. Period wall mounted radiator with chrome heated towel rail.

W C

Double glazed window to the rear elevation, wood effect flooring, wash hand basin and WC.

Garage & Office/Studio

Office/Studio

Double glazed window to the side elevation and patio doors to the garden , carpeted flooring and spotlights to the ceiling. This would make a great office or home studio.

Garage

Large garage with power and lights.

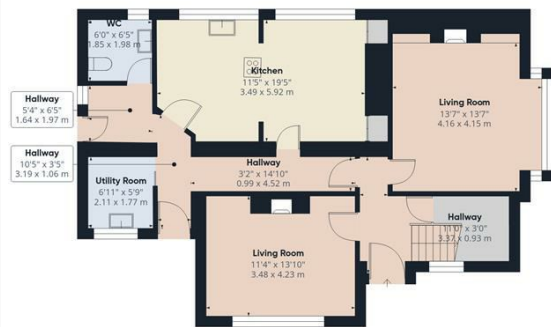
There is scope to open up the garage with the office, this would make an excellent annexe.

Gardens

The gardens at this property wrap around the house with different sections for keen gardeners or for relaxing and enjoying some Alfresco dining. The gardens are well established with plenty of plants, trees, shrubs and borders. There is greenhouse and a delightful gypsy wagon.

1 PARK ROAD





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
2244 ft²
208.4 m²

Reduced headroom
3 ft²
0.3 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 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	