



CROMWELL ROAD

CROMER, NR27 0BE

£595,000
FREEHOLD

This beautifully renovated and maintained four bedroom home in Cromer comprises a stunning and welcoming entrance hallway with traditional style staircase, a well proportioned living room, a light and airy dining room with adjoining south facing sunroom/conservatory, a large L-shaped kitchen with ample storage and light flooding in from multiple windows, a downstairs shower room, the aforementioned four bedrooms and a family bathroom.

In a fantastic location this property is just a 9 minute walk from the town centre, a 5 minute walk to Cromer's doctors surgery and Hospital, and 8 minute walk to each of Cromer's three schools and a 16 minute walk down to Cromer Pier, promenade and beach.

A great opportunity to own a fantastic family home, call Henleys to book a viewing.

HENLEYS
Residential Sales & Lettings

CROMWELL ROAD

- Beautiful four bedroom property
- Close to town centre
- South facing garden
- Close to Cromer's three schools & Nursery
- Ample off road parking, plus a car port AND a garage
- Close to Cromer Hospital & Doctors Surgery
- Welcoming entrance hallway
- Close to beach, sea front and lighthouse
- Expertly renovated throughout
- Call Henleys to arrange 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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Hallway

Double glazed windows to the side aspect, wall mounted radiator, carpeted staircase to first floor, wood flooring, ceiling mounted lighting, painted picture rail and doors to living room, dining room, kitchen and a generous sized under stairs cupboard.

Living Room

Beautiful decorative window to front aspect, wall mounted radiator, traditional style fireplace with granite hearth and decorative wood surround, painted picture rail and wooden flooring.

Kitchen

Double glazed windows and door to rear aspect, double glazed window to side aspect and further high level window to front aspect, wall and base units, gas hob with chimney style extractor over, single bowl sink with drainer and mixer tap, large storage cupboard housing boiler, wall mounted tall radiator, mid height integrated double oven, space and plumbing for dishwasher, washing machine and tumble dryer, space for dining table, combination of ceiling mounted and ceiling recessed lights, space for freestanding fridge freezer and tile effect flooring.

Shower Room/WC

Obscured double glazed window to side aspect, shower tray with folding door, close coupled dual flush wc, wall mounted basin with mixer tap, wall mounted towel rail, ceiling mounted lighting, wall mounted tall radiator and tile effect flooring.

Dining Room

Double glazed window to side aspect, panel glazed double doors to rear aspect and into the sun room, wall mounted radiator, natural stone effect hearth with open fronted gas fire, painted timber surround and mantel, picture rail, ceiling hung chandelier and wood flooring.

Sunroom

Double glazed windows to rear and both sides, door to side aspect, ceiling hung light and fan.

Landing

Fitted storage cupboards, door to bedrooms one to four and family bathroom, hatch access to loft, picture rail and carpeted floor.

Bedroom One

Double glazed window to the front aspect, wall mounted radiator, painted picture rail, built in mirrored sliding door wardrobes and exposed, treated timber floor.

Bedroom Two

Double glazed window to the rear aspect, wall mounted radiator, painted picture rail, built in mirrored sliding door wardrobes and exposed, treated timber floor.

Bedroom Three

Double glazed window to the rear aspect, wall mounted radiator, painted picture rail, decorative wallpaper and exposed, treated timber floor.

Bedroom Four

Double glazed window to the rear aspect, wall mounted radiator, picture rail and exposed, treated timber floor.

Family Bathroom

Dual double glazed obscured windows to the side aspect, bath with shower over and bifold screen, wall mounted radiator, double wall mounted towel rail, close coupled dual flush wc, pedestal basin, tiled splashbacks and mosaic tile effect flooring.

Outside

To the front of the property is a gravel driveway with solid timber gates, space for approximately five cars on the driveway, a brick paved walkway from the pedestrian gate to the front door, the garden is well thought out with a great combination of flowers and shrubs/bushes around the perimeter of the front garden. There is also a car port and a garage. gated access to both sides leads to the rear garden.

At the rear of the property is a beautifully maintained garden with a covered patio area, storage shed and a summerhouse. A stunning pergola covers another area of patio with plants creating a natural shelter and peaceful seating area. Trees, bushes and flowers cover the perimeter of the garden whilst still leaving a large area for entertaining.

To the side of the property is a fruit and vegetable patch ideal for those wanting to grow their own produce.

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Ground Floor



Floor 1

Approximate total area[®]
1253 ft²
116.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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