



## HOWARDS HILL

CROMER, NR27 9BL

£425,000  
FREEHOLD

This detached very spacious bungalow lies in a residential area of Cromer within walking distance to the stunning beaches, supermarket and train station. This detached property would make a fantastic family home with great scope for a family or a retired couple. The property includes 4 bedroom, 2 reception room conservatory, summer room and fully enclosed garden.

**HENLEYS**  
Residential Sales & Lettings



# HOWARDS HILL

- FANTASTIC LOCATION • EXTREMELY SPACIOUS CHALET BUNGALOW • FOUR DOUBLE BEDROOMS • TWO RECEPTION ROOMS • 31FT LOUNGE DINER • FITTED KITCHEN & UTILITY ROOM • SEAVIEWS & CLOSE TO BEACH • CLOSE TO TOWN, SUPERMARKET & TRANSPORT LINKS • FULLY ENCLOSED SOUTH FACING REAR GARDEN • DRIVEWAY & GARAGE & BRAND NEW FRONT DOOR



## CROMER

Cromer is a typical fishermen town located In the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's' famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

## DESCRIPTION

This detached very spacious bungalow lies in a residential area of Cromer within walking distance to the stunning beaches, supermarket and train station. This detached property would make a fantastic family home with great scope for a family or a retired couple.

The property consists of a spacious entrance hall with doors leading off to, 31FT lounge/dining room, kitchen

and Seperate utility room, conservatory and sunroom. There is accommodation to the ground floor consisting of two double bedrooms a shower room and Seperate cloakroom. To the first floor there is a large landing which could be utilised as an office area, two double bedrooms, with one be exceptionally spacious and with Seaview's along with shower room.

To the front of the property is a garden, driveway with garage. To the rear the south facing garden is low maintenance and includes a large storage shed.

## AGENTS NOTE

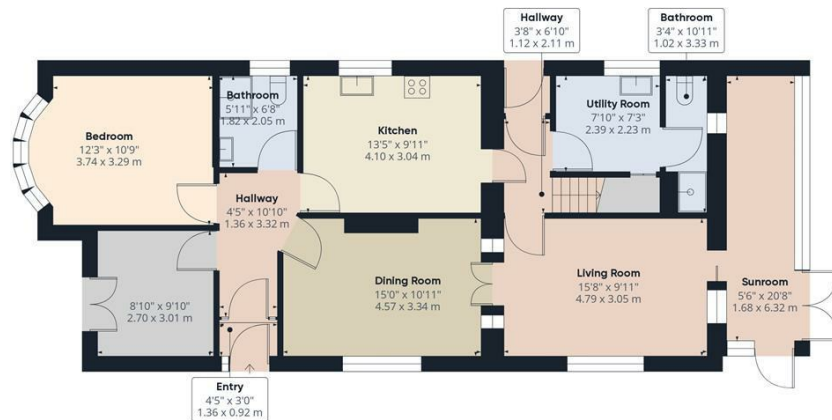
COUNCIL TAX BAND - D

MAINS - WATER, DRAINAGE, GAS

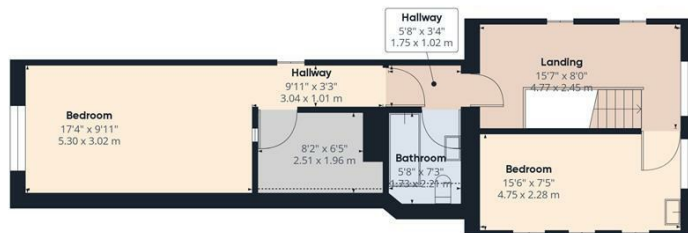
EPC - Current 71C ---- Potential 85B

### 3 HOWARDS HILL





Ground Floor



Floor 1

Approximate total area<sup>®</sup>

1604.68 ft<sup>2</sup>  
149.08 m<sup>2</sup>

Reduced headroom

42.95 ft<sup>2</sup>  
3.99 m<sup>2</sup>

(1) Excluding balconies and terraces

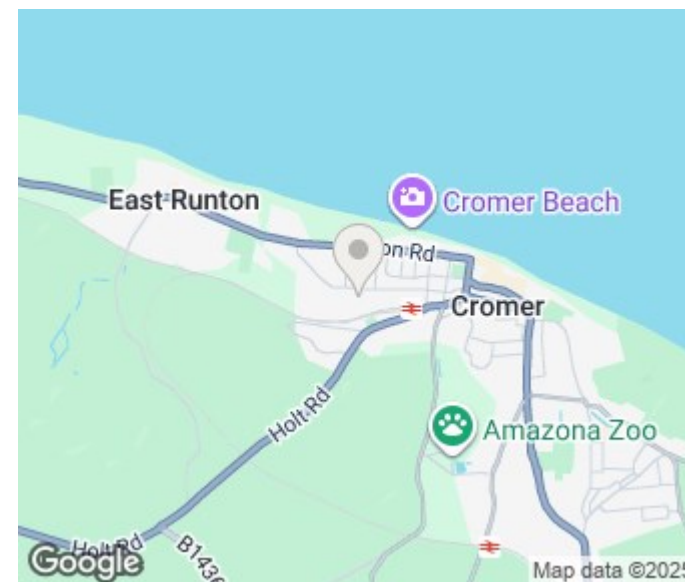
Reduced headroom

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