



RANDALL CRESCENT

CROMER, NR27 0FD

£320,000
FREEHOLD

An extremely well presented 2 bedroom modern terrace house located on the highly popular Norfolk Homes development known as Park View. This property boasts an impressively high specification with triple glazed windows throughout, NHBC guarantee, under floor heating throughout the ground floor and an impressively efficient B rated energy performance score.

This wonderful home offers a generous size lounge with archway to the kitchen/diner, an contemporary high specification open plan kitchen/diner with ceramic tiled flooring and French doors leading to the rear garden. Upstairs there are two double bedrooms both with fitted wardrobes, master with en-suite, family bathroom and downstairs cloakroom. Located within a short walking distance to the train station, primary and high schools, and also within a 15-20 minute walk to the beach and also Cromer town centre this property really offers it all. Call Henleys to view.

HENLEYS
Residential Sales & Lettings

RANDALL CRESCENT

- CHAIN FREE • TERRACED HOUSE • TWO DOUBLE BEDROOMS • SPACIOUS LOUNGE • MODERN KITCHEN - DINER • CLOAKROOM, ENSUITE & FAMILY BATHROOM • IMMACULATE THROUGHOUT • GARAGE & GARDEN • QUIET RESIDENTIAL AREA • VIEWING RECOMMENDED



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 wealthy 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 away 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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Entrance hall

The hallway has solid tiled flooring with under floor heating. Carpeted stairs with glazed balustrades and wood grain banister rise to the first floor. Doors open to the lounge with understairs storage and kitchen/diner. Another door leads to the cloakroom.

Lounge

Triple glazed window to the front aspect. TV, satellite

and multi-media points, carpeted flooring and under floor heating. Door to large understairs cupboard. Archway leading into kitchen/diner.

Kitchen / Diner

uPVC triple glazed window to the rear aspect, uPVC double glazed French doors leading to the rear garden, a range of fitted base and wall mounted units with work surfaces over, inset one and a half bowl granite sink with side drainer, fitted electric double oven and grill, inset four ring gas hob with glass splash back and chimney style extractor hood over, integrated dishwasher, ceramic tiled flooring and underfloor heating.

Cloakroom

Dual flush WC, pedestal wash hand basin, vinyl flooring and extractor fan.

Landing

Carpeted flooring, cupboard housing the wall mounted gas fired boiler.

Bedroom

uPVC triple glazed windows to the front aspect providing a pleasant outlook, carpeted flooring, wall mounted radiator and built in wardrobes with mirrored sliding doors.

Ensuite

Obscure glazed window to the front, vinyl flooring, concealed cistern WC, vanity wash hand basin with cupboards below, part tiled walls, shaver point, fitted

shower enclosure with fully tiled walls, wall mounted heated towel rail and extractor fan.

Bedroom

uPVC triple glazed window to the rear aspect, carpeted flooring, wall mounted radiator and built in wardrobes with mirrored sliding doors.

Bathroom

Vinyl flooring, concealed cistern WC, vanity wash hand basin with cupboards below, side panelled bath with mixer tap and shower over, tiled walls and shower screen. Wall mounted heated towel rail and extractor fan.

Garden & Garage

The garden to the rear is fully enclosed with a patio area and mainly laid to lawn. There is a door to access the garage. The garage has power and light with an up and over door.

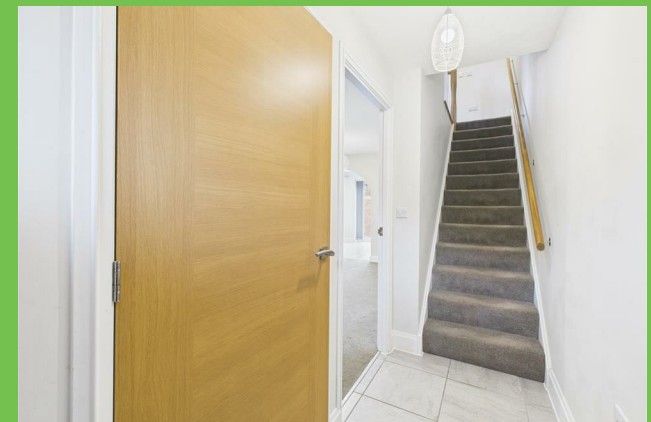
Agents note

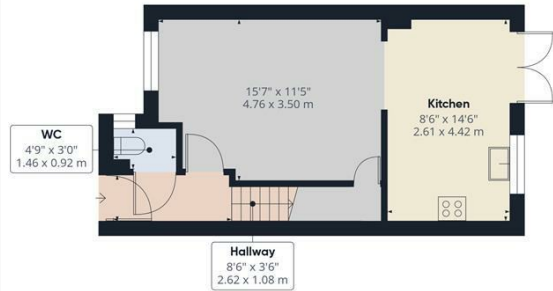
Mains electricity, mains gas and mains drainage.

EPC - B

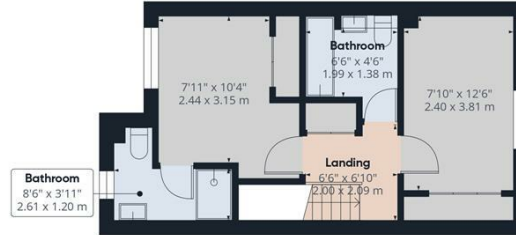
Council tax band -B

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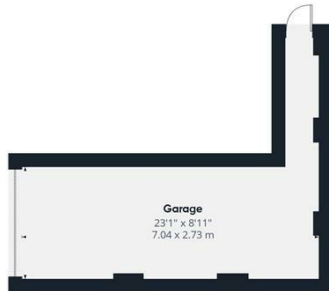




Ground Floor Building 1



Floor 1 Building 1



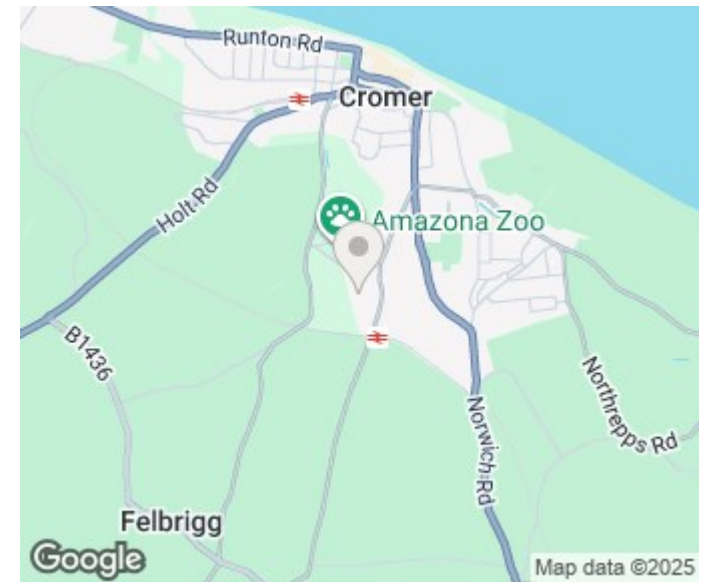
Ground Floor Building 2

Approximate total area⁽¹⁾
956 ft²
88.8 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	