



**8 NEW STREET
CROMER, NR27 9HP**

**£340,000
FREEHOLD**

** Guide Price £340,000 - £350,000 **

This stunning completely refurbished property mixes the old with the new. Originally a fisherman's cottage it is set under 300 metres from the beach and pier and a wealth of shops, cafes, amenities etc Cromer has to offer. The properties renovations include new kitchen and appliances, bathroom and shower room, brand new central heating system, new flooring including slate and oak, new bi fold doors, new oak internal doors, electronically operated rain sensitive Velux roof lights along with re plastering and redecorating. The property consists of a large open plan kitchen- lounge-diner-day room, separate lounge, shower room and bathroom along with three bedrooms. To the outside is a private patio and parking for two cars

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HENLEYS
Residential Sales & Lettings

8 NEW STREET

• ** Guide Price £340,000 - £350,000 ** • ** CHAIN

FREE ** • Completely refurbished including new kitchen & new bathrooms • Stunning throughout • Open plan kitchen-diner-dayroom • Lounge with woodburner • Shower room & family bathroom • Three bedrooms • Outside & parking for two cars • 200 metres from the beach



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

This stunning completely refurbished property mixes the old with the new. Originally a fisherman's cottage it is set under 200 metres from the beach and pier and a

wealth of shops, cafes, amenities Cromer has to offer are on your doorstep. The properties renovations include new kitchen and appliances, bathroom and shower room, brand new central heating system, flooring including slate and oak, bi fold doors, oak internal doors, electronically operated rain sensitive Velux roof lights along with re plastering and redecorating. The property consists of a large open plan kitchen- -diner-day room, separate lounge, shower room and bathroom along with three bedrooms. To the outside is a private patio and parking for two cars.

Entrance Hall

Door to the front, doors leading off and stairs to the first floor.

Sitting room

The spacious sitting room has a door to the front and window to the front, solid oak flooring and an attractive feature fireplace, as well as a rear entrance door which opens onto a passage, which leads onto New Street.

Open plan kitchen - Breakfast

This stunning room is a superb family room and great for entertaining. This open plan room has plenty of space for a dining area and sofa to combine family and friends. This versatile room could be arranged in a number of ways and is filled with natural light, thanks to a pair of Velux roof lights and bi-folding doors which open out to a private patio area.

The brand-new kitchen comprises a range of storage units and pan drawers under fitted work surfaces which

extend into a breakfast bar. Integrated appliances include a 4-ring gas hob, a Bosch oven and grill, dishwasher, washing machine, fridge and freezer.

Another feature of the kitchen is the exposed flint work which adds character along with a granite upstand to the hob.

Shower room (ground floor)

The ground floor shower room is located off the inner hall and comprises a tiled shower enclosure, handbasin with vanity unit, heated towel rail and WC.

Landing

The carpeted staircase rises from the inner hall to the first floor landing, where there are doors to all three bedrooms and the fully refurbished bathroom, as well as a large storage cupboard which houses the brand-new gas fired combination boiler.

Bedroom

Double glazed windows to the front, built-in wardrobes and drawer space, carpets and radiator.

Bedroom

Double glazed window to the rear, wooden flooring and radiator.

Bedroom

Double glazed window to the rear, wooden flooring, radiator, loft access and built in wardrobe.

Family bathroom

Stylish and contemporary four-piece bathroom, comprising a panel sided bath with shower attachment,

a tiled shower enclosure, handbasin with vanity unit, heated towel rail and WC.

Patio & parking

Bi-folding doors opening from the open plan Lounge - kitchen - diner to a private patio (south facing) area bringing the outside in and vice and versa. The patio area is built at a lower level allowing for more privacy, with outside lighting and slate tiles. There are steps from the patio leading to private parking for two cars. The patio and parking is accessed from corner street.

The property can also be accessed from new street, you can get the feel of the original fisherman's cottages from this entrance.

Agents note

The property is connected to mains drainage, gas, electricity and water supply. Gas-fired central heating to radiators, courtesy of a newly installed combination boiler.

Council Tax Band - B

EPC TBC

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ADDITIONAL INFORMATION

Local Authority – North Norfolk District Council

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Approximate total area⁽¹⁾
1049.37 ft²
97.49 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	