



## STATION ROAD , CROMER, NR27 0DY

£315,000  
FREEHOLD

\*\*\* GUIDE PRICE £315,000 - £325,000 \*\*\*

This semi detached house lies in a nice residential area of Cromer. Ideally suited for schools, doctors, town centre and beaches. This property would make a great family home and consists of three double bedroom a family bathroom and separate toilet. To the ground floor there is a large lounge diner and fitted kitchen. The garden to the rear is fully enclosed and to the front and garage to the rear.

  
Residential Sales & Lettings

# STATION ROAD

- Semi detached family home
- Fantastic location
- Close to schools, shops & beach
- Three double bedrooms
- Family bathroom & Seperate WC
- Large lounge - diner
- Fitted kitchen & Pantry
- Garage
- Fully enclosed garden to the rear
- Viewing highly recommended



## Cromer

Located on the exceptional residential area of Cliff Avenue, considered the best in Cromer and in the heart of conservation area, is quiet and relaxing yet just a few minutes' walk to the blue flag sandy beach and town. Cromer is a picturesque coastal town with a good selection of shops and restaurants. Dominating the views are the medieval church, which has the highest tower in Norfolk and there is a spectacular Victorian pier, at the end of which is a restaurant and a 500-seat pavilion theatre. The theatre hosts a wide variety of shows, from March to the end of December and is also home to a modern Lifeboat, which is launched from the end of the pier slipway. Cromer is renowned for its award-winning sandy beaches and its famous Cromer Crabs. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors' surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).

## Overview

This detached house lies in a nice residential area of Cromer. Ideally suited for schools, doctors, town centre and beaches. This property would make a great family home and consists of three double bedroom a family bathroom and separate toilet. To the ground floor there is a large lounge diner and fitted kitchen. The garden to the rear is fully enclosed and to the front there is a driveway and parking.

## Entrance hall

uPVC door the front, double glazed window to the side, cloaks cupboard, wall mounted light, radiator, laminated wooden floor and stairs to the first floor.

## Lounge Diner

Lounge area -

uPVC double glazed window to the front, ceiling lights, fitted carpet, wall mounted contemporary electric fireplace.

Dining area-

Laminate wood flooring uPVC bay window to the rear with views over the garden.

Door to the kitchen.

## Kitchen

Wall & base units, part tiled, work tops, sink drainer, uPVC double glazed window to the rear. Space for fridge freezer, walk in pantry & cupboard housing boiler. uPVC door to the side and rear garden.

## Landing

uPVC double glazed window to the side, carpets, built in cupboards and loft access.

## Bathroom

uPVC double glazed window to the rear, radiator, bath with shower over, part tiled, enclosed wash hand basin with cupboard below. Wall mounted vanity unit.

## WC

uPVC double glazed window to the rear and WC.



### Bedroom

Double glazed window to the front, carpet, radiator and built in wardrobes

### Bedroom

uPVC double glazed windows to the front and side, built in wardrobes, carpets and radiator.

### Bedroom

uPVC double glazed window to the rear, carpets and built in wardrobe.

### Garage

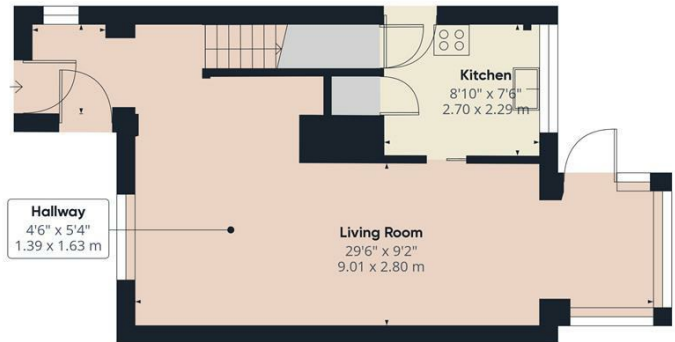
Brick built GARAGE: With up and over door, personal side door and window. Attached GARDEN STORE and external W.C.

### Outside

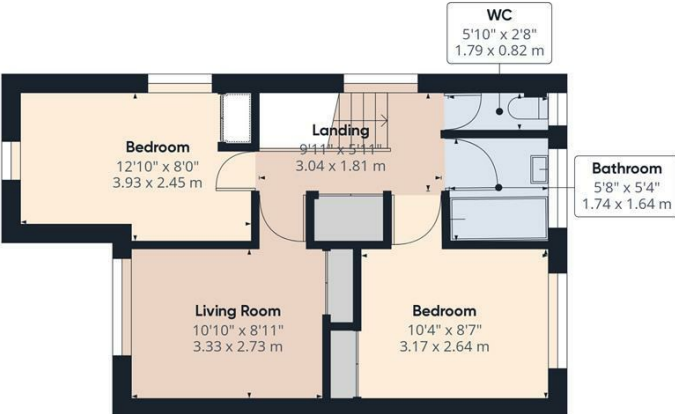
To the front of the property is a low wall and paved patio area enjoying a south facing aspect. A side access then leads to the rear garden which is fully enclosed and arranged for ease of maintenance with artificial grass and a paved patio. A pedestrian access leads to the York Terrace.

## 85 STATION ROAD





Ground Floor



Floor 1

Approximate total area<sup>①</sup>  
882.07 ft<sup>2</sup>  
81.95 m<sup>2</sup>

(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.

GIRAFFE360



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (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>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements