



## ST. MARTINS CLOSE

CROMER, NR27 0BN

£450,000  
FREEHOLD

### \*\* CHAIN FREE \*\*

Located in the quiet area of Suffield Park in Cromer is this well presented detached three-bedroom bungalow. The bungalow comprises of a warm and cosy 'L' shaped living and dining room, kitchen, a tastefully decorated family bathroom and the aforementioned three bedrooms.

Off road parking for a single car to the front with lawned and shrubbed areas and a patio area, with summerhouse, and lawned areas to the back.

This property would make an ideal family home or indeed a beautiful secluded getaway for those craving peaceful living.

Call Henleys today to book a viewing.

**H**  
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Residential Sales & Lettings

## ST. MARTINS CLOSE

- \*\* CHAIN FREE \*\*
- Three Bedroom
- Church and Sea Views
- Suffield Park
- Around corner from local convenience shop and Post Office
- Close to amenities
- Close to Doctors/GP and Hospital
- Close to schools
- Off road parking
- Call Henleys to arrange a viewing



### Cromer

Voted by "The Times" Newspaper second best place to invest in the country.

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 Blickling 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

Enter through a uPVC door with obscured decorative window and double glazed obscured window to the side, decorative wallpaper with high level frieze, ceiling and wall mounted lighting, sliding doors to kitchen and living room, doors to storage cupboard (housing boiler), family bathroom, bedrooms 1, 2 and 3, hatch to loft area and carpeted floor.

### Living/Dining Room

Double glazed windows to both front and rear aspect with the front views over the rooftops of the town, an excellent view of the Cromer Church on a clear day and sea views. TV point, marble effect fireplace and hearth (not in use), timber mantel/surround, space for dining table, wall mounted radiators, carpeted floor and sliding door to Kitchen.

### Kitchen

Double glazed window to rear aspect, obscured uPVC door to rear, wall and base units, quartz effect vinyl worktop, stainless steel sink with drainer and mixer tap, electric integrated oven, electric hob with integrated extractor over, space and plumbing for washing machine, space for under counter fridge/freezer, wall mounted radiator, tiled splashback and tile effect vinyl flooring.

### Family Bathroom

Double glazed obscured window to rear aspect, bath with grips, mixer tap with shower over, shower curtain, pedestal basin, low level cistern WC with single flush, wall mounted radiator, tiled splashback and wood effect vinyl flooring.

### Bedroom 1

Double glazed windows to front aspect with views over the rooftops of the town, an excellent view of Cromer Church on a clear day and sea views. Built in double wardrobe/storage with sliding doors, wall mounted radiator and carpeted floor.

### Bedroom 2

Double glazed window to side aspect, two built in wardrobe/storage cupboards with double doors, wall mounted radiator and carpeted floor.

### Bedroom 3

Double glazed window to the rear aspect, built in double door storage/wardrobe, wall mounted radiator and carpeted floor.

### Shed & Storage

To the left of the property is some storage/shed areas.

### Outside

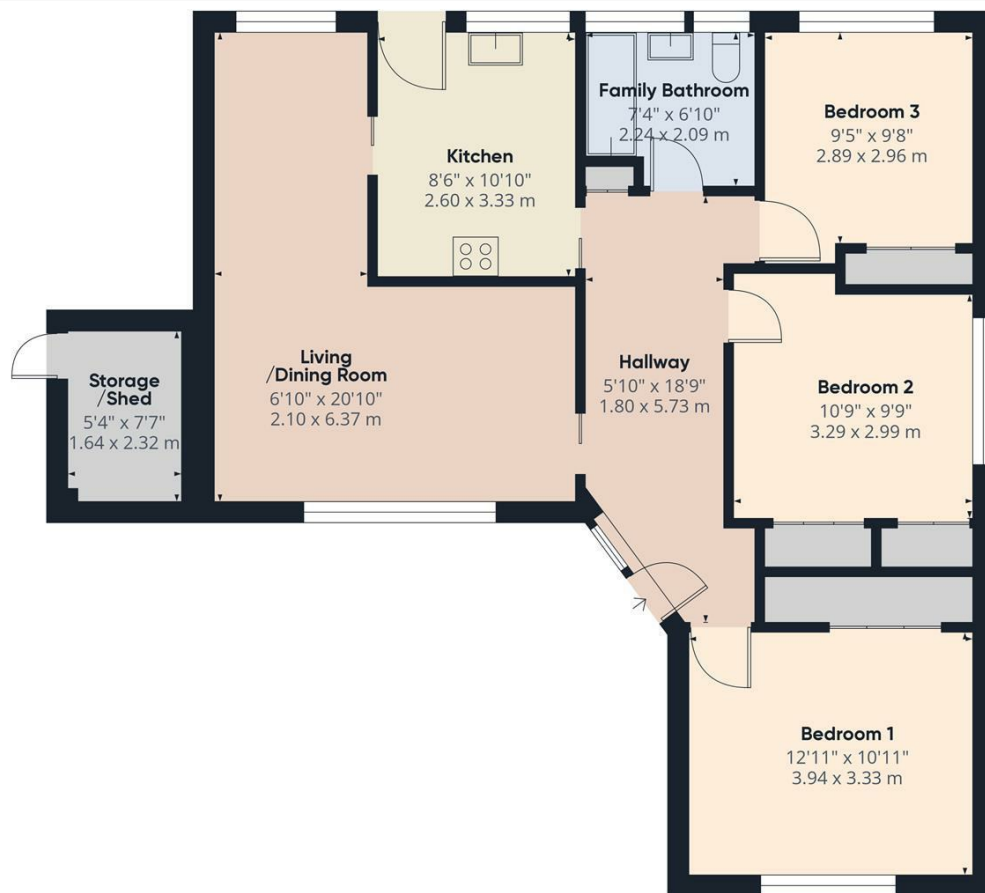
To the front of the property is driveway providing off road parking for one car and a lawned/shrubbed area with pathway and steps to the front entrance.

The rear garden has a patio area immediately from the rear access door (from the kitchen) leading to a lawned area with trees and shrubs to the borders. The rear garden is enclosed by a fence with a gateway to the rear area.

Behind the fence area is an additional plot of land owned by the property which could be incorporated into the garden but ensures that this will not be built on so the property will not be overlooked.

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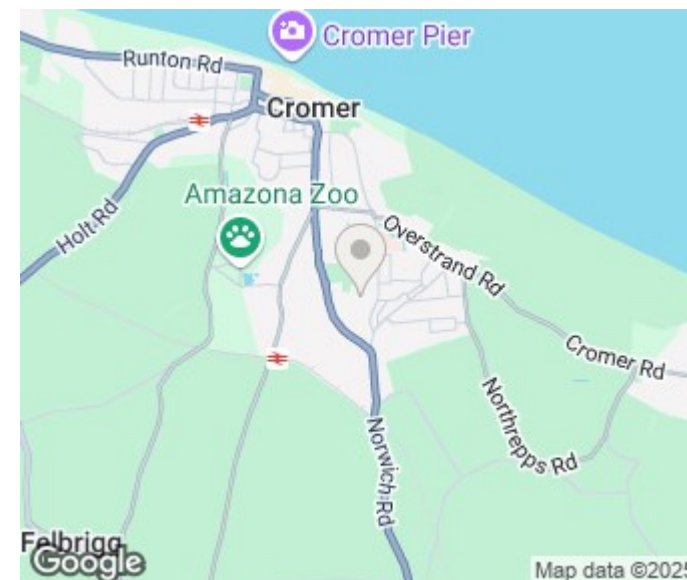
Approximate total area<sup>m</sup>  
937.97 ft<sup>2</sup>  
87.14 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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 |           |