



**HARBORD ROAD
CROMER, NR27 0BP**

**£200,000
FREEHOLD**

This traditionally styled two bedroom detached bungalow in the amenity rich residential area of Suffield Park comprises of a living room with open fire and bay window, a quaint 'cottage feel' kitchen with wood burner, two bedrooms, bathroom and separate WC. The garage is to the rear of the property and is accessed via an alleyway behind St Martins Church.

The bungalow's elevated position means the rear garden has great views across the rooftops of Cromer and the Church. Currently hard landscaped, the rear garden provides a peaceful retreat to daily life with multiple sheds in the garden and a brick coal shed attached to the rear of the property.

With amenities such as the local convenience shop, St Martins Church, Cromer's three schools and the hospital and doctors surgery all within fifteen minutes walk of the property. This bungalow would make a great family home or a peaceful coastal retreat.

Call Henleys to arrange a viewing.

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HARBORD ROAD

- ** CHAIN FREE ** • Close to local convenience store
- Two bedrooms • Close to schools • Wood burner and open fire • Elevated position provides great views • Close to hospital/doctors surgery • Detached garage AND off road parking • Beautiful traditional features. • Call Henleys to book a viewing



Cromer

Cromer is a typical fishermen town located on 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.

Cromer is renowned for its stunning beaches and vibrant community, making this property an excellent choice for those seeking a seaside lifestyle. With local amenities, shops, and eateries just a stone's throw away, you will find everything you need within easy reach.

Overview

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Hallway

Enter through a solid timber door with stained glass window, complementing stained glass windows to each side of the door, built in traditional tongue and groove storage, stained glass effect glazed panel door to living room, obscured glass panel door to kitchen, timber doors to bedroom one and two, bathroom and stained glass effect obscure glazed door to WC, high level shelving and carpeted floor.

Living Room

Double glazed window to front and rear aspect, double glazed bay window to side aspect, traditional brick fireplace with tiled hearth and brass effect hearth surround, stained exposed beams to ceiling and chimney breast, picture rail, stained glass effect and timber room divide and carpeted floor.

Kitchen/Dining Room

Double glazed windows and glazed uPVC door to side aspect, base units with worktop and stainless steel sink with drainer, wall mounted boiler, space for freestanding gas cooker, wood burner with tiled hearth and surround, timber mantel, built in tongue and groove storage, picture rail, space for under counter fridge, tiled floor immediately in front of entrance door and carpet tiled floor.

Bedroom One

Dual aspect double glazed corner window, double glazed window to rear aspect, hanging pendant light, picture rail and carpeted floor.

Bedroom Two

Double glazed window to front aspect, hanging pendant light and carpeted floor.

Bathroom

Double glazed window to rear aspect, bath with grab bars, shower above bath with shower curtain, pedestal basin, tiled splashback, tile effect vinyl flooring, timber shelf and wall mounted mirror.

WC

Double glazed obscure window to rear aspect, close coupled single flush WC, timber dado rail, decorative wallpaper, and hanging pendant light.

Outside

To the front there is a pedestrian entrance and a metal gated vehicle entrance leading to a gravel driveway. The remaining of the front garden is paved with shrub and bushes to borders.

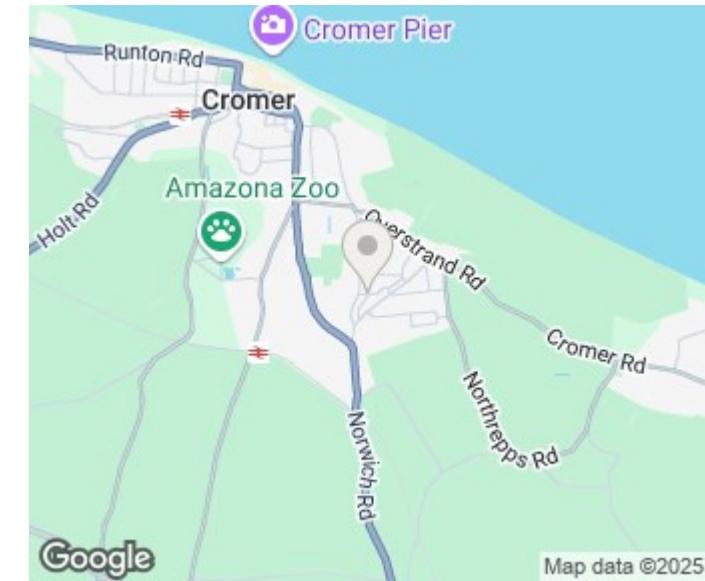
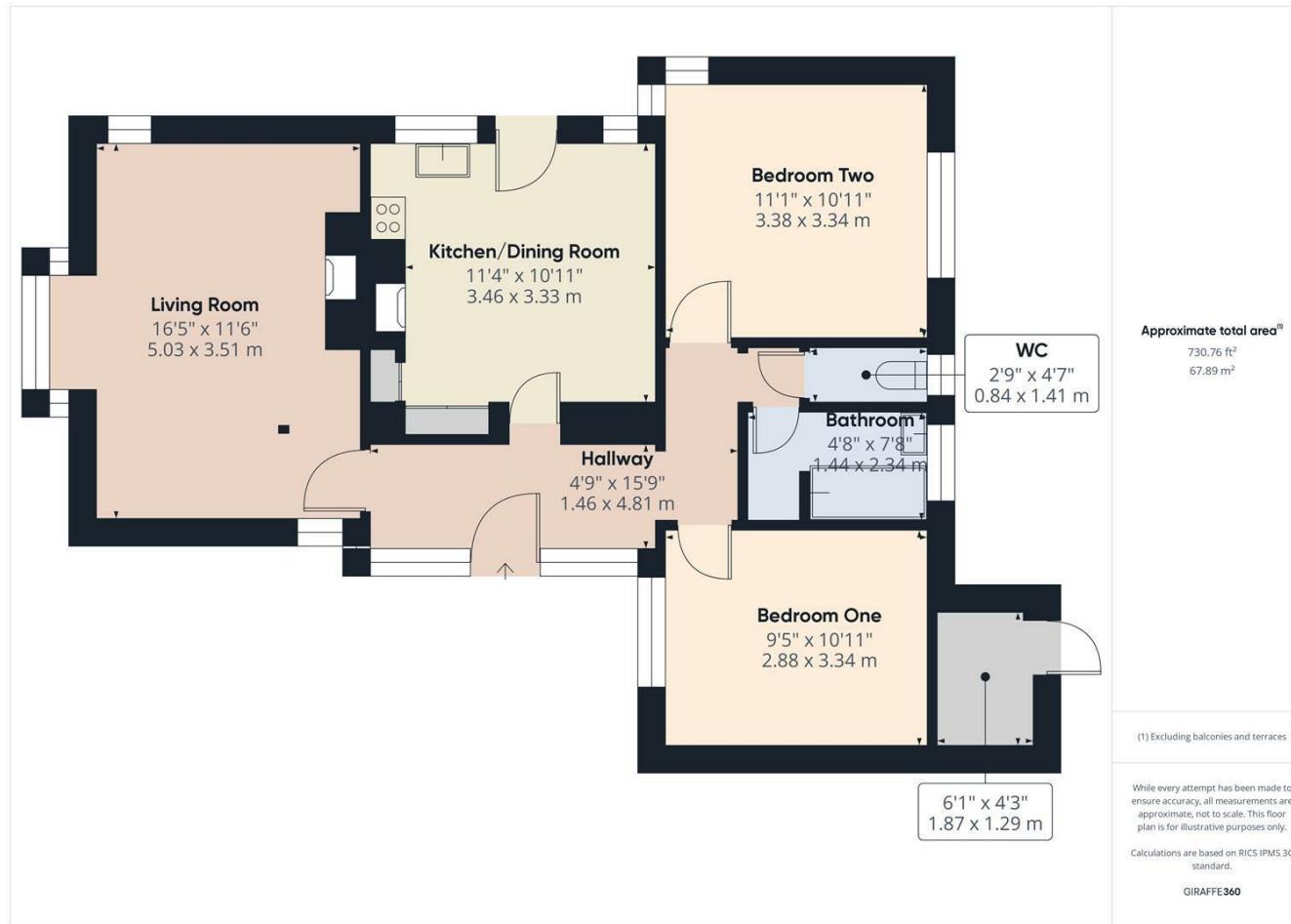
The rear garden is paved on multi level with two sheds and a brick (lockable) coal shed. A gate leads to paved stairs to a garage which is accessed via the rear alley.

Garage

The garage is to the rear of the property at a lower level for access from the access road behind St Martins Church. The garage roof is in need of repair but could provide an additional parking space or a secure storage area.

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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	

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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.