



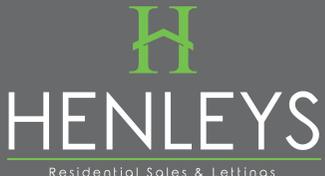
## HOLT ROAD CROMER, NR27 9JN

£625,000  
FREEHOLD

This five-bedroom property on the outskirts of the coastal town of Cromer boasts ample off road parking, private gardens and three living areas! With potential for 8 or 9 bedrooms, this property is currently utilised to create three separate living areas, perfect for an extended family to all be under one roof.

A warm and welcoming family home that has been lovingly extended by the current owner has masses of potential and is tucked away on the outskirts of Cromer but still within walking distance of amenities.

Don't miss your chance to own this one of a kind property! Call Henleys to arrange a viewing,

**HENLEYS**  
Residential Sales & Lettings

# HOLT ROAD

- **\*\* EXPERTLY EXTENDED FAMILY HOME \*\*** • Close to town centre • Ample off road parking • Close to supermarkets • Five bedrooms with potential for more • Close to beach/seafront • Private garden with large lawned area • Close to train and bus station • Currently utilised as three separate living areas • Call Henleys to arrange a viewing



## Cromer

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country" Cromer Pier has been voted pier of the year.

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.

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 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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A warm and welcoming family home that has been lovingly extended by the current owner has masses of potential and is tucked away on the outskirts of Cromer but still within walking distance of amenities.

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## Front Entrance

Enter into the Front Entrance Hallway with ceiling mounted lighting, carpeted floor and doors to Reception Room, WC/Laundry Room and Garage.

## Reception Room

Window to front aspect, ceiling mounted lighting and carpeted floor.

## WC/Laundry Room

Obscured window to side aspect, low level WC, wall mounted basin, ceiling mounted lighting and space and plumbing for washing machine.

## Garage

Garage with an up and over door, wall mounted shelving, lighting and power points, fuse box and boiler.

## Hallway

Obscured panel window and door to rear entrance hall, exposed brick feature walls, wall mounted lighting, ceiling mounted lighting, carpeted floor, wall mounted radiator, large storage cupboard with sliding doors, doors to Bedroom One, Bathroom One, Living Room One, Living Room Two and carpeted stairs to the first floor hallway.

## Bedroom One

Window to front aspect, wall mounted radiator, ceiling mounted lighting and carpeted floor.

## Bathroom One

Obscured window to front aspect, wall mounted radiator, walk in shower tray with curtain, low level WC, pedestal basin, wall mounted mirror cabinets, ceiling mounted lighting, wall tile splashback and tiled floor.

## Living Room One

Window to side aspect, wall mounted radiator, ceiling mounted lighting and carpeted floor.

This large room could easily be used as an additional bedroom should it be required.

## Living Room Two

Window to side aspect, wall mounted radiator, ceiling mounted lighting and carpeted floor. A hallway leads off to Bedroom Two, Bedroom Three, Bathroom Two and Kitchen Three.

This large room could easily be used as an additional bedroom should it be required.

## Bedroom Two

Window to side aspect, wall mounted radiator, ceiling mounted lighting and carpeted floor.

## Bedroom Three

Window to front aspect, wall mounted radiator, ceiling mounted lighting and carpeted floor.

# BRACKEN HOUSE, 199A HOLT

## Bathroom Two

Obscured window to rear aspect, walk in shower tray with glass door, close coupled WC, vanity unit with basin upon and mirror, shelving, cupboard and lighting over, tiled splashbacks and tiled floor.

## Kitchen One

Two windows to side aspect, wall and base units in a shaker style with one glass fronted display cabinet, granite effect laminate worktop, integrated oven and hob with chimney style extractor over, one and a half bowl sink with mixer tap, storage cupboard, space and plumbing for washing machine, storage cupboard, space for dining table, tiled splashbacks and tiled flooring.

## Side Entrance

Ceiling mounted lighting, doors to the Hallway and Kitchen One, patterned tiled floor and exposed brickwork feature walls.

## First Floor Hallway

Exposed brick feature wall with wall lights, ceiling mounted lighting, carpeted floors, doors to Bedroom Four, Bathroom Three, Kitchen Two, Living Room Three and Four, Kitchen Three and First Floor WC. carpeted stairs then lead to the Second Floor.

There is also a breakfast bar to the side of the kitchen with great views of the garden to the side.

## Bedroom Four

Window to rear aspect, wall mounted radiator, built in wardrobes, ceiling mounted lighting and carpeted floor. A further door leads to Bathroom Three.

## Bathroom Three

Window to side aspect, wall mounted radiator, large airing cupboard, close coupled WC, bidet, bath with grab rail and soap holder over, pedestal basin, heated towel rail, wall mounted shelf and mirror with light over, tiled splashback walls and patterned tile effect flooring.

Bathroom Three has a 'Jack & Jill' entrance from Bedroom Four and the First Floor Hallway

## Kitchen Two

Window to front aspect, wall mounted radiator, base units with natural effect laminate worktop, sink with drainer, space and plumbing for dishwasher, tall unit with integrated oven, space for cooker, metal splashback, chimney style cooker hood, serving hatch into dining room, ceiling mounted lighting and carpeted floor. A further door leads to Utility Room.

## Utility Room

Obscure window to side aspect, base units with granite effect laminate worktop and carpeted floor.

## Kitchen Three

Two windows to front aspect, wall mounted radiator, wall and base units, granite effect laminate worktop, one and a half bowl sink with drainer, space for freestanding american style fridge freezer, rangemaster cooker with extractor over, ceiling spotlights and tile effect laminate flooring.

## First Floor WC

Wall mounted radiator, close coupled WC and wall mounted radiator, ceiling mounted lighting and carpeted floor.

## Living Room Three

Dual aspect windows to side and rear, ceiling mounted lighting, wall mounted radiators and carpeted floor. Opening leading to Living Room Four and door to storage/understairs cupboard.

## Living Room Four

Window to side aspect, exposed brick feature wall and fireplace with working open fire, wall mounted radiators, ceiling mounted lighting and wall mounted lighting, carpeted floor and obscure glazed door to Dining Room.

## Dining Room

Window to front aspect, wall mounted lighting and ceiling mounted lighting, and carpeted floor.

## Second Floor Landing

Carpeted stairs leading to the second floor with shelved/storage area with tile covering and door leading to Bedroom Five.

## Bedroom Five

Window to rear aspect, wall mounted radiators, ceiling mounted lighting, velux windows to side aspect, in eave storage and carpeted floor. A further door to the Ensuite Bathroom.

## Ensuite Bathroom

Velux window to side aspect, wall mounted radiator, close coupled WC, bath with shower over and glass screen, wall mounted basin, tiled splashback and carpeted floor.

## Outside

To the right of the property is an entrance driveway which is gravelled and provides ample parking for vehicles. There is also a garden area (currently housing an olympic sized trampoline) and patio areas. To the left of the property is a large lawned area bordered by shrubs and trees, perfect for entertaining whilst maintaining privacy.

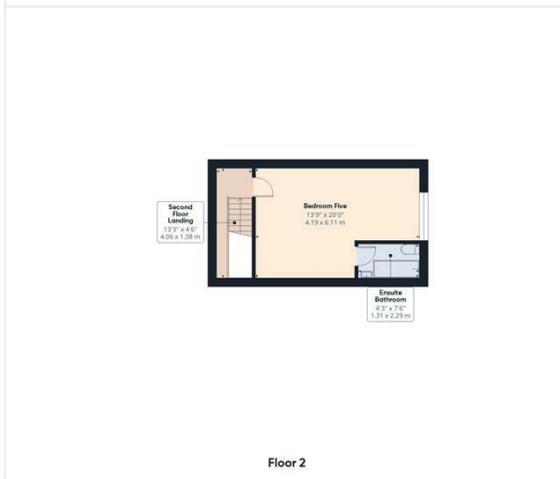




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
 3643 ft<sup>2</sup>  
 338.4 m<sup>2</sup>  
 Reduced headroom  
 19 ft<sup>2</sup>  
 1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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	



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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