



PRICE GUIDE

**£599,000**

Furze Hill, Cromer, NR27 0HU

**Arnolds | Keys**



# THE PROPERTY

## 2 Furze Hill, Cromer, NR27 OHU

A substantial and versatile family home, ideally situated just off Norwich Road in Cromer, offering superb elevated views across the rooftops towards the sea and the iconic church.

The property boasts a generous south-west facing garden, perfect for enjoying afternoon and evening sun, alongside two garages and ample off-road parking—ideal for growing families or those requiring additional storage and workspace.

Inside, the accommodation is both spacious and flexible. The standout master bedroom suite features fitted furniture and a private en-suite shower room. A further three well-proportioned bedrooms are located on the first floor, while a large double bedroom on the ground floor provides excellent versatility for guests or multi-generational living.

The home benefits from three bathrooms in total, ensuring convenience for family life, along with a superb living and dining space that is ideal for entertaining.



*With its superb views to the Church and Coast from its elevated position, this is an ideal home for those seeking a highly individual home.*



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# INTERNAL

## Property Details

### PORCH

UPVC double glazed door and window to front. Carpet, ceiling light. Small pane glazed wood door to:

### HALLWAY

Stairs to first floor, radiator, carpet, ceiling light, doors to all rooms, door to large storage cloaks cupboard.

### LOUNGE

UPVC double glazed door to side, carpet, two ceiling light points, two radiators, sliding patio doors to:

### GARDEN ROOM

Beautiful room with double glazed windows to the sides and rear and French doors to the side leading out to the patio area. Tiled flooring.

### DINING ROOM

UPVC double glazed window to the front with views over the roof tops and towards the sea. Carpet, ceiling light, radiator.

### STUDY

UPVC double glazed window to the side, radiator, carpet.

### KITCHEN/BREAKFAST ROOM

A beautiful light kitchen with light wood base and drawer units and work surface over with upstands. Inset stainless steel one and half bowl sink unit and mixer tap. Built in electric hob with extractor hood above and light. Built in double oven, fridge and dishwasher. Matching range of wall and shelving units. Vinyl flooring, LED spot lighting, lovely space for breakfast table and chairs, door to utility room and French doors opening onto the patio and giving views over the garden. Double glazed window to the rear.

### UTILITY ROOM

Two large storage cupboards, provision for washing machine and tumble dryer, double glazed window to the rear, vinyl flooring, stainless steel sink with storage cupboard beneath. Wall mounted gas central heating boiler and storage cupboard and radiator. Double glazed door to front.

### GROUND FLOOR BEDROOM FOUR

UPVC double glazed window to the front with views over roof tops and towards the sea. Built in range of wardrobes with storage cupboards above, vanity space and storage drawers. Carpet, ceiling light and radiator.

### FAMILY BATHROOM

Panelled bath, vanity unit with inset wash hand basin and mixer tap, work surfaces to the sides and storage cupboards beneath. Low level WC, extensively tiled walls and floors, LED spot lighting, UPVC double glazed window to the rear.

### LANDING

Doors to all bedrooms and shower room. Access to roof space, carpet, LED spot lighting. Velux window and radiator.

### BEDROOM ONE

A lovely bedroom suite with double glazed windows to the side and front with great views towards the church and sea. A lovely range of bedroom furniture with built-in wardrobes, two bedside drawers and further chest of drawers. Carpet, radiator, LED spot lighting. Door to Ensuite:

### ENSUITE SHOWER ROOM

Velux window, wall mounted heated towel rail, walk in shower cubicle with glazed screen, WC, vanity unit with basin and storage cupboards below. Extensively tiled walls and floors. Extractor fan and LED spot lighting.

### BEDROOM TWO

UPVC double glazed window to the side, carpet, ceiling light, radiator. Two built-in wardrobes, door to airing cupboard and door to large walk-in storage under eaves storage space with light.

### BEDROOM THREE

Velux window, carpet, radiator and built in wardrobe.

### BEDROOM FIVE/HOBBY ROOM

UPVC window to the rear, carpet, ceiling light.

### SHOWER ROOM

Corner shower cubicle, vanity unit with wash basin and work surfaces to the side, closed couple WC, storage cupboards beneath. Tiled walls and floor, UPVC double glazed window to the rear.

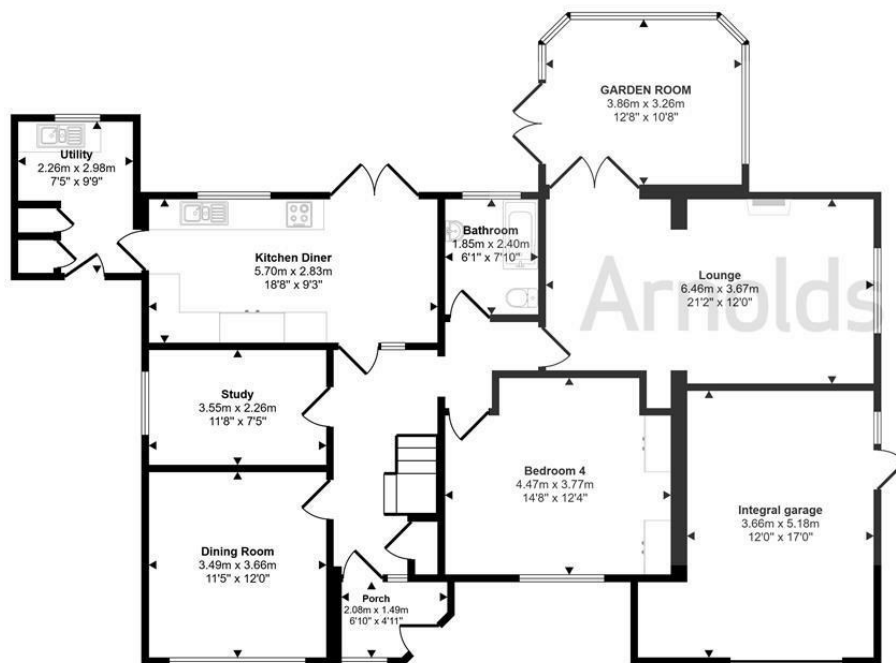
### OUTSIDE

The property is approached by a brick weave driveway with ample parking leading to the INTEGRAL GARAGE with up and over style door, power and light. Beautiful landscape front garden with lawn area and mature shrubs, flowerbeds and box hedging. Steps down to the SECOND GARAGE with up and over style door, power, light and water, utility area to the rear with sink and storage and rear door leading out and up some steps to the rear garden.

A stunning rear garden, with large patio area ideal for enjoying those summer days and entertaining area. There are two sets of steps leading up to the elevated garden which is mainly laid to lawn and has some beautiful mature shrubs and trees. At the top of the garden there is a five bar gate which leads out onto Norwich Road. There is also a vegetable garden and rose garden.

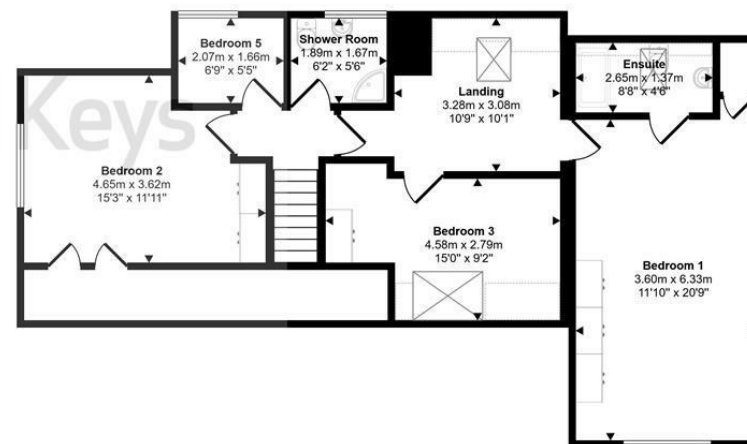


Approx Gross Internal Area  
232 sq m / 2498 sq ft



Ground Floor  
Approx 143 sq m / 1542 sq ft

Denotes head height below 1.5m



First Floor  
Approx 89 sq m / 956 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

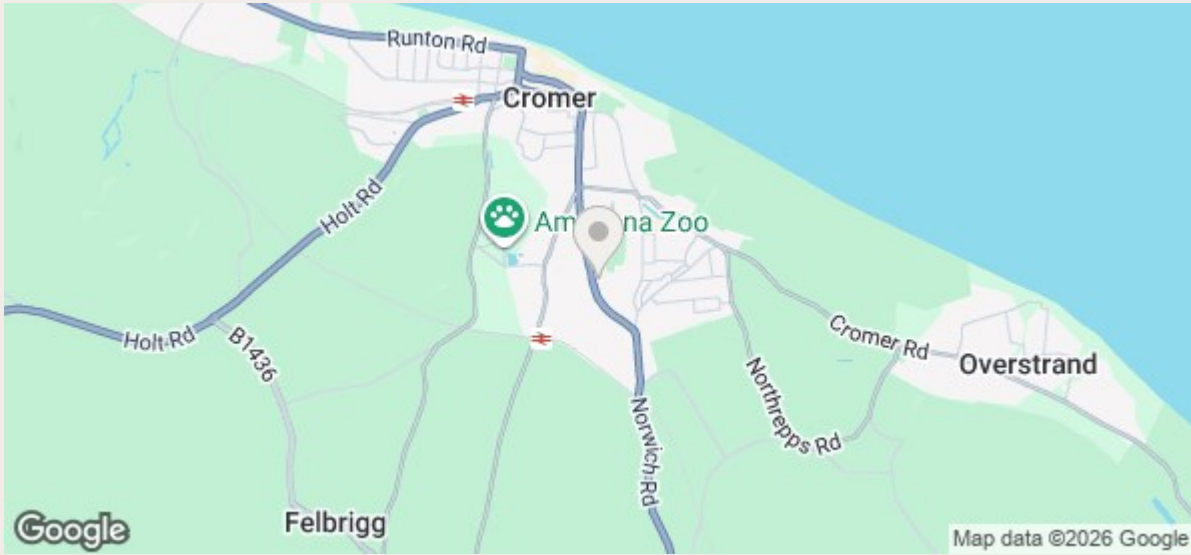


# EXTERNAL

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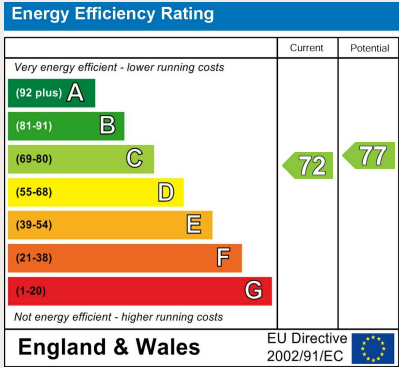


# LOCATION

## 2 Furze Hill, Cromer, NR27 0HU

Cromer is a charming seaside town on the north Norfolk coast, famous for its Victorian pier and delicious Cromer crab, it combines traditional coastal character with natural beauty. Sandy beaches stretch beneath dramatic cliffs, while independent shops, cafés, and seafood restaurants create a welcoming atmosphere. Visitors enjoy coastal walks, lifeboat heritage, and spectacular sunsets over the North Sea. The town's historic church tower dominates the skyline, offering panoramic views.

### Energy Performance Certificate



# Arnolds | Keys



## Contact Us

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