



## FULCHER AVENUE CROMER, NR27 9SG

**£425,000**  
FREEHOLD

This stunning three bedroom property is a must see. A fantastic family home consisting of three double bedrooms (one currently utilised as an office) the principle bedroom includes an ensuite. To the ground floor there are three reception rooms, kitchen, utility room, cloakroom and garage. To the rear there is a fully enclosed rear garden and parking to the front.

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ESTATE AGENCY SIMPLIFIED

# FULCHER AVENUE

- CHAIN FREE • IMMACULATE THREE BEDROOM HOUSE • THREE RECEPTION ROOMS • KITCHEN & SEPERATE UTILITY ROOM • CLOAKROOM, ENSUITE & FAMILY BATHROOM • FULLY ENCLOSED GARDEN TO THE REAR & DRIVEWAY TO FRONT • WALKING DISTANCE TO TRAIN STATION & SUPERMARKET • CLOSE TO BEACH & TOWN CENTRE • QUIET RESIDENTIAL AREA • VIEWING RECOMMENDED



## Cromer

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

This stunning three bedroom property is a must see. A fantastic family home consisting of three double bedrooms (one currently utilised as an office) the principle bedroom includes an ensuite. To the ground floor there are three reception rooms, kitchen, utility room, cloakroom and garage. To the rear there is a fully enclosed rear garden and parking to the front.

## Entrance Hall

Door to the front, light wood effect flooring with coir fitted door mat, built in shelving, doors to living room, kitchen, cloakroom and storage cupboard. Carpeted stairs lead to the first floor landing.

## Cloakroom

Double glazed window to side aspect, wall mounted radiator, close coupled single flush WC, fitted furniture with inset basin with tiled splashback and wood effect flooring.

## Living Room

Double glazed window to front aspect, ceiling and wall mounted lighting, natural effect fireplace with timber surround, wall mounted radiator, carpeted floor and obscured panel glazed door leading to the dining area.

## Kitchen/Dining Room

Double glazed window to the rear aspect, sliding doors to the rear aspect leading to the Conservatory, archway to the Utility Room, wall and base units (base units mainly drawers for ease of access), wood effect laminate worktop, hob with integrated extractor over, one and a half bowl white sink with drainer and mixer tap, integrated oven, built in microwave, wall mounted radiator, ceiling mounted lighting, space for dining table, tiled splashback and wood effect flooring.

## Conservatory

Double glazed windows to rear and both side aspects in a victorian semi octagonal shape, french doors leading out to the garden and wood effect flooring.

## Utility room

Double glazed windows and door to rear garden, wall and base units with wood effect laminate worktop, double bowl sink with drainer and mixer tap, space and plumbing for washing machine, space for freestanding fridge freezer, wall mounted radiator and wood effect flooring. A door leads to a further area with lighting and power and storage.

## First Floor Landing

Carpeted stairs lead to the first floor landing with ceiling mounted lighting, loft hatch and doors to Bedrooms One, Two and Three, family bathroom, airing cupboard and a storage cupboard.

## Bedroom One

Double glazed window to front aspect, wall mounted radiator, built in mirrored door wardrobes, carpeted floor and door to Ensuite.

## Ensuite

Double glazed obscured window to the front aspect, wall mounted radiator, fitted furniture with 'tall' unit and vanity unit housing a sit on basin, concealed cistern with back to wall pan and push button dual flush, shower enclosure with sliding door, wall boarding and carpeted floor.

## Bedroom Two

Double glazed window to rear aspect, wall mounted radiator, built in wardrobes and carpeted floor.

## Bedroom Three

Double glazed window to rear aspect, wall mounted radiator, built in mirrored door wardrobes and carpeted floor.

## Family Bathroom

Double glazed obscured window to the side aspect, wall mounted radiator, fitted furniture with basin, close coupled WC with single flush, bath with hand grips and mixer tap with shower attachment, shower curtain, and ceiling lighting.

## Outside

Driveway to the front, providing parking space and with shrub and plant area to the side. Gated path to the rear garden.

The south facing rear garden is attractively landscaped and not overlooked from the rear, comprising a low-walled paved patio adjacent to the house, various paved areas and an array of ornamental shrubs and borders.

## Agents Note

Council tax band - D

EPC - TBC

Mains gas, electric & water.

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Approximate total area<sup>(1)</sup>  
 1318 ft<sup>2</sup>  
 122.6 m<sup>2</sup>



(1) Excluding balconies and terraces  
 Calculations reference the RICS IMPS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
 GIRAFFE360



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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