

## 22A LOUDEN ROAD CROMER, NR27 9EF

£365,000  
FREEHOLD

This CHAIN FREE absolutely stunning property has to be seen to be appreciated. The property has been completely renovated to an extremely high standard throughout. This three bedroom, two bathroom, two reception room, with garage and parking house is a rare find.

You can step out of your door and within a minutes walk be in the ever increasingly sought after town centre of Cromer and the stunning beaches it has to offer. You are also a couple minutes walk to the train station and can be in central London within a couple of hours.

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## LOUDEN ROAD

- CHAIN FREE • COMPLETELY RENOVATED THROUGHOUT • STUNNING FINISH • THREE BEDROOMS • TWO RECEPTION ROOMS • FITTED KITCHEN • ENSUITE & FAMILY BATHROOM • LOW MAINTENANCE GARDEN, GARAGE & PARKING • WITHIN A STONES THROW OF BEACH AND THE TOWN CENTRE • PLANNING FOR TWO STOREY ANNEXE FROM GARAGE



### 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

#### Entrance hall

Door to the front, herringbone wood effect flooring, built in storage cupboard, spotlights and double glazed window to the side. Door to the ground floor bedroom and opening into lounge.

#### Ground floor Bedroom

Double glazed window to the front, carpets and wall mounted electric heater.

#### Lounge

Double glazed window to the front, herringbone wood effect flooring, wall mounted electric heater, exposed brick fireplace and wall mounted lights. Door leading to first floor and opening into kitchen.

#### Bathroom

Double glazed window to the front, tiled floor and part wood panelling. Roll top bath, chrome heated towel rail, enclosed WC and wash hand basin. Built in shelving, wall mounted lighting, extractor fan and exposed wooden beams.

#### Kitchen

Base units with built in fridge, and dishwasher, spotlights, marble effect worktops and sink drainer. Built in oven and electric hob herringbone wood

effect flooring, open into dining room and door off the kitchen to patio area.

#### **Dining room**

Herringbone wood effect flooring, exposed part flint wall, wall mounted lights and glass ceiling allowing for lots of light.

#### **Landing**

Carpets, doors off to bedrooms.

#### **Bedroom**

Double glazed window to the side, carpets and wall mounted electric heater. Door leading into ensuite.

#### **Ensuite**

Double glazed window to the side, skylight, spotlights, part tiled, large walk in shower, chrome heated towel rail, enclosed wash hand basin with splashback tiles and WC. Wall mounted mirror with shaver point and extractor fan. Tiled floor and built in cupboard.

#### **Bedroom**

Double glazed window to the side, carpets and wall mounted electric heater.

#### **Outside**

To the front of the property there is a detached garage with potential for conversion to annexe , slate tiled patio area to the front and shingle patio area to the front of the kitchen. The property has ample parking for two cars.

#### **Agents Notes**

Completely renovated throughout

Mains Electric & Water

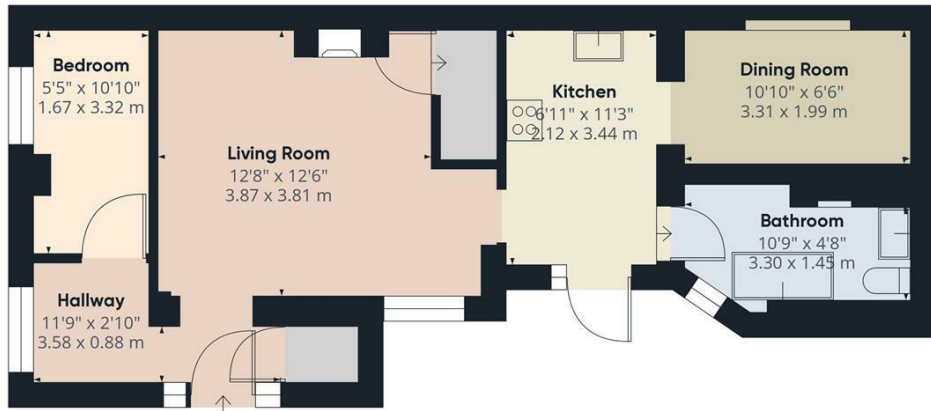
EPC - TBC

Council Tax Band - A

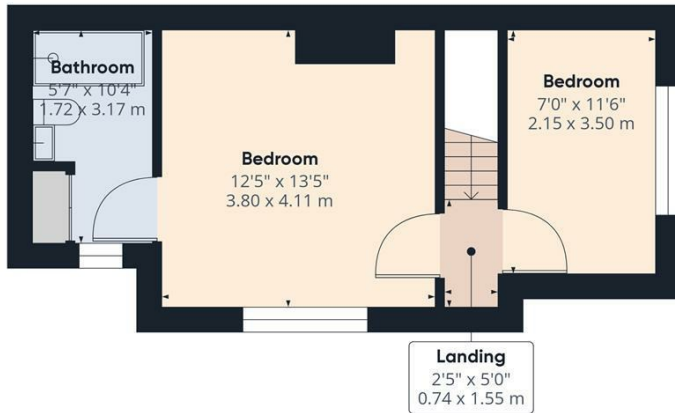
Planning approved for first floor extension and extension to provide two storey annexe.

## 22A LOUDEN ROAD





Ground Floor



Floor 1

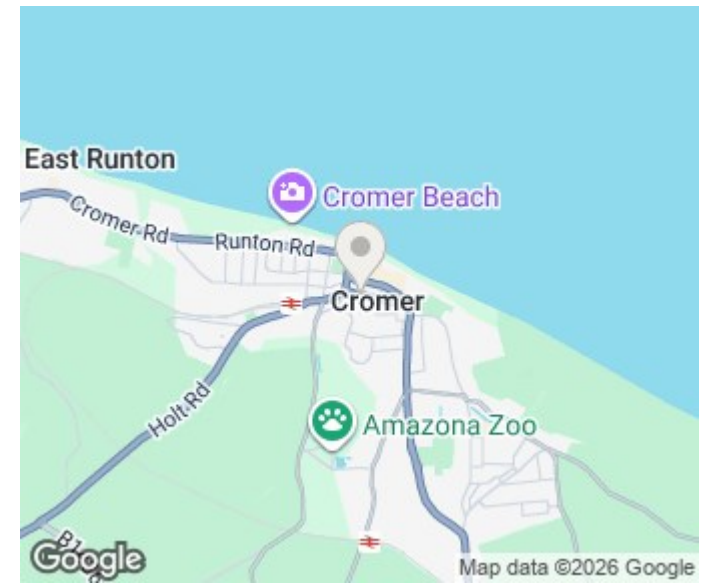
Approximate total area<sup>①</sup>  
830.11 ft<sup>2</sup>  
77.12 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		55	
(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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