



## **1 COLNE ROAD**

Colne Road, Cromer, NR27 9DP

**£300,000 (Offers Over)**

Freehold

# 1 Colne House

Colne Road  
Cromer  
NR27 9DP

**£300,000**  
**(Offers Over)**

Freehold

- Chain free
- Charming period end-terraced home in a highly sought-after Cromer location
- Just moments from the town centre, beach and iconic pier
- Characterful lounge/diner with exposed beams and feature fireplace
- Two bedrooms, including main with en-suite, plus separate bathroom
- Attractive front garden, shared residents' grounds and allocated parking
- Ideal coastal home blending charm, convenience and seaside living

## Agents note

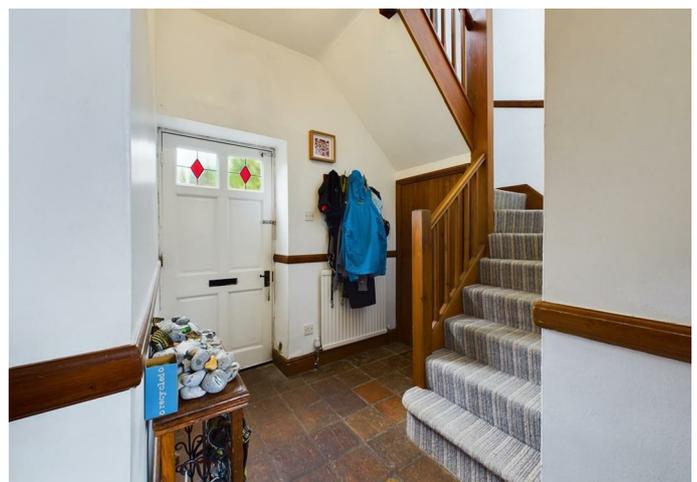
Council tax band - C

Freehold - £80pa service charge applicable for ground maintenance  
Mains - Water, Drainage, Gas and Electricity

This property cannot be used as a holiday let

Nestled in one of Cromer's most desirable locations, just a short stroll from the vibrant town centre, golden beaches and iconic pier, 1 Colne House is a charming period end-terraced home that beautifully blends character with comfort. From the moment you step into the welcoming entrance hall, complete with traditional pamment flooring, the property exudes warmth and charm. The inviting lounge/dining room boasts high ceilings, exposed beams and a cosy gas fire set within a brick fireplace—perfect for relaxing evenings—while the well-appointed kitchen offers a practical and stylish space with fitted units and views to the rear.

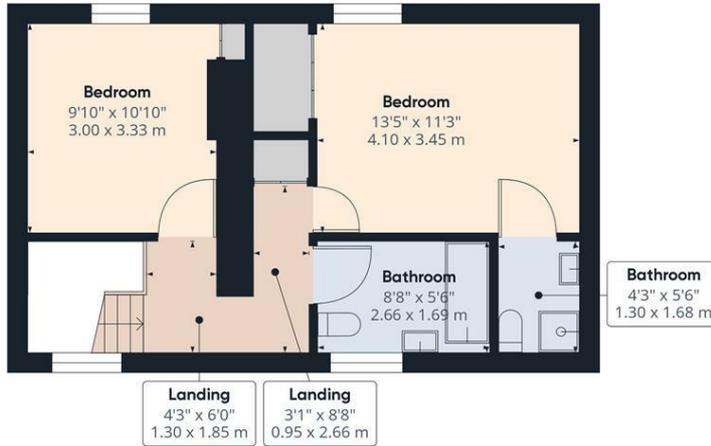
Upstairs, the home continues to impress with two well-proportioned bedrooms, including a main bedroom with its own en-suite, alongside a separate family bathroom. Outside, a delightful front garden with mature shrubs provides a peaceful retreat, complemented by useful storage and access to a shared residents' grounds area. With allocated off-road parking and the timeless appeal of a seaside setting steeped in history and natural beauty, this is a wonderful opportunity to enjoy coastal living in one of North Norfolk's most beloved towns.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 880.6 ft<sup>2</sup>  
 81.81 m<sup>2</sup>

(1) Excluding balconies and terraces

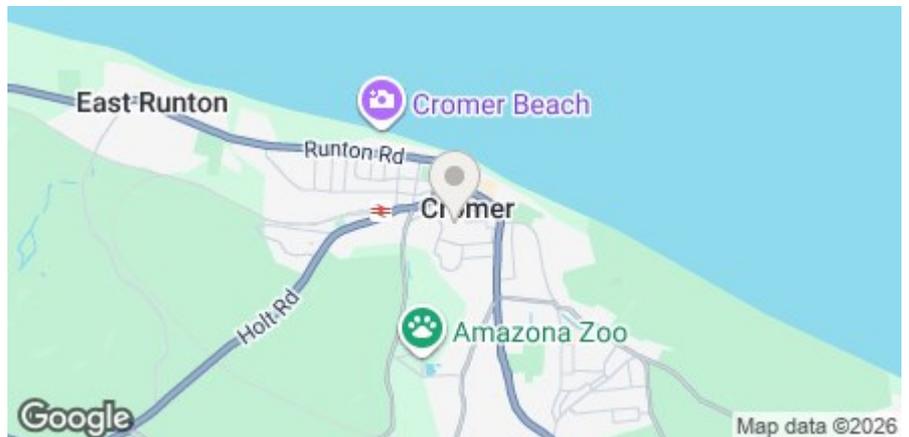
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	



15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

