



## THE CROFT

, CROMER, NR27 9EH

£700,000  
FREEHOLD

Located ideally for the town centre just a minutes walk away, this incredibly spacious and modern 4/5 bed property has very flexible living accommodation over three floors. With large gardens, ample parking and no upward chain, this will make a beautiful home! Henleys advise early viewing to appreciate all it has to offer.

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ESTATE AGENCY SIMPLIFIED



# THE CROFT

- Highly Desirable Location • Link-Detached House • Lounge, Sun Room • Dining Room/Bedroom 5 • 4/5 Bedrooms • Family Bathroom & Shower Room • En-suite to Master Bedroom • Very close to the town centre • Garage & Off Road Parking • CHAIN FREE



## OVERVIEW

A Beautifully presented 4/5 bedroom link detached house located in one of Cromer's most desirable and sought after locations. Includes is a spacious kitchen/breakfast room, downstairs shower room, dining room/bedroom 5, spacious lounge, conservatory, first floor family bathroom, en-suite shower room to master bedroom, four further bedrooms, Gas central heating, rear garden with large patio area providing plenty of space for outside dining, garage and off road parking for three cars. The property had new double glazing fitted throughout in 2022.

Rarely available and not to be missed, viewings are highly advised on this property to fully appreciate the level of accommodation on offer and also its wonderful location.

## ENTRANCE PORCH

Brick arch entrance porch with glazed windows to both side aspects, wooden vaulted ceiling, pavement tiled flooring and front entrance door in to the entrance hall.

## ENTRANCE HALL

Wall mounted radiator, built in under stairs storage cupboard, carpeted flooring, stairs leading to the first floor and doors leading to downstairs shower room, kitchen/diner, dining room and the lounge.

## LOUNGE

A beautiful room with vaulted exposed wooden beam ceilings, double glazed windows to both side aspects, double glazed French opening doors onto the rear garden with windows to either side, wall mounted

radiators, carpeted flooring, Ornate feature fireplace with wood burner inset and a tiled back and matching hearth, TV point and opening through to the garden room/conservatory.

## CONSERVATORY/GARDEN ROOM

Brick construction with double glazed window to the side and rear aspects, glazed french doors leading onto the rear garden, vaulted ceiling, exposed brick wall, tiled flooring, wall mounted lights and wall mounted radiator

## DINING ROOM/BEDROOM 5

Double glazed boxed bay window to the side aspect, wall mounted radiator and carpeted flooring.

## KITCHEN/BREAKFAST ROOM

Double glazed windows to the front and rear aspect, half height glazed door onto the rear garden/patio, wood effect vinyl flooring, wall mounted gas fired boiler, wall mounted radiator, inset ceiling down lighters, extractor fan, a range of wall and base units with worktops over, inset Bosch four ring electric hob, integrated Bosch fridge/freezer, fitted eye level Bosch cooker and grill, integrated Bosh dishwasher, tiled splash backs and one and a half bowl sink with side drainer.

## DOWNSTAIRS SHOWER ROOM

Opaque double glazed window to the front aspect, a newly fitted three piece suite including corner shower cubicle with power shower and tiled splash backs, low level flush WC and vanity wash hand basin. Wall mounted chrome towel heater and tiled flooring.

## FIRST FLOOR LANDING

Carpeted flooring, wall mounted radiator, airing cupboard, stairs leading to the second floor and doors to the family bathroom, bedroom one, two and three.

## MASTER BEDROOM

Double glazed window to the rear aspect, wall mounted radiator, carpeted flooring and door into en-suite shower room.

EN=SUITE: Double glazed window to the side aspect, extractor fan, low level flush WC, wall mounted radiator, vanity wash hand basin, wood effect vinyl flooring, shower cubicle with tiled surround

## BEDROOM TWO

Double glazed to the front aspect, wall mounted radiator, carpeted flooring and built in wardrobe with double opening doors.

## BEDROOM THREE

Double glazed window to the rear aspect, carpeted flooring and wall mounted radiator.

## FAMILY BATHROOM

Opaque double glazed window to the front aspect, bathroom with power shower over, tiled walls and flooring, dual flush low level WC, pedestal wash hand basin, wall mounted chrome heated towel rail and built in airing cupboard.

## 2ND FLOOR LANDING

Double glazed window to the side aspect, vaulted ceilings, door leading to Bedroom 4 and open to Study/Sitting Area.

## BEDROOM FOUR

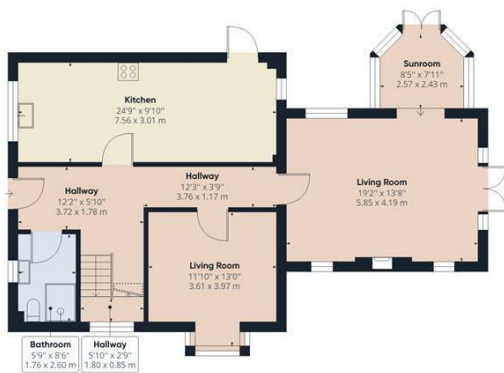
Two Velux windows to the rear aspect, carpeted flooring, double glazed window to the side aspect, built in wardrobe and wall mounted radiator.

## OUTSIDE

To the front of the property is a brick weave driveway leading to the garage with a newly fitted electric up-and-over door, to the right hand side of the property is mature shrub borders and further patio/off road parking area. A gate from the right hand side of the property leads to the rear garden. The rear of the property is predominantly made up of a large patio area which provides a large space suitable for al-fresco dining/entertaining. There is a large raised shrub border with mature trees and mature shrubs, there is also further patio area to the far right and side of the rear garden. To the rear of the garage is also a door providing access. The right of the front of the property is an extra graveled parking area. There is also an charging point for electric cars.

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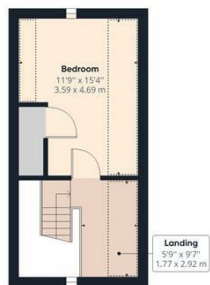




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1772.52 ft<sup>2</sup>  
164.67 m<sup>2</sup>

Reduced headroom

87.44 ft<sup>2</sup>  
8.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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	60	
(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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15 West Street, Cromer, Norfolk, NR27 9HZ  
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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