



5 IVY COTTAGES CROMER, NR27 9EG

£240,000
FREEHOLD

** RARE OPPORTUNITY **
** CHAIN FREE **

A wonderful opportunity to own a two bedroom beautifully maintained cottage close to the town centre but tucked away from the roads and hustle and bustle of the town. A potential investment opportunity or a family home, this property at Ivy Cottages ticks so many boxes. A stones throw from the town centre, the church and the beach as well as being within 20 minutes walk of all three of Cromer's schools, doctors surgery and hospital, this property is sure to appeal to couples, families and investors alike.

Being so close to the town centre allows for easy access to all of the amenities whilst being tucked away enough when its time to relax!

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5 IVY COTTAGES

- ** CHAIN FREE ** • Tucked away • In the centre of Cromer • Church views • Outbuilding with heating, perfect a utility room or an office • Two double bedrooms • Close to beach • Close to transport links • Well presented cottage • Traditional features



Ivy Cottages Cromer

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Comprising of a well proportioned lounge, kitchen with space for a small dining table, two double bedrooms with exposed brick fireplaces, bathroom with enclosed tiled bath, an outhouse/study with heating and a separate WC, gas central heating throughout and a communal garden.

Don't miss the chance to make this traditional property your own

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

** CHAIN FREE **

This well presented cottage in Cromer is close to the town centre allowing easy access to all of the amenities whilst being tucked away enough when its time to relax!.

Comprising of a well proportioned lounge, kitchen with space for a small dining table and chairs, two double bedrooms with exposed brick chimney breasts, family bathroom with enclosed tiled bath, an outbuilding/utility room/office with heating and a separate WC, gas central heating throughout and a communal garden area with clothes lines.

Front of Property

To the front of the property is a a courtyard with borders with trees and plants, beautiful to sit and relax in the summer sun.

Living Room

uPVC double glazed window to the front aspect, brick built fireplace and hearth, built in storage cupboards to either side with timber shelves over, picture rails, exposed beams to the ceiling, wall mounted gas fired radiator, carpeted floor, TV point, telephone point, ceiling hanging pendant light plus wall light, door to Kitchen with a beautiful maritime designed decorative stained glass scene.

Kitchen/Dining Area

uPVC double glazed window to the rear, base and wall mounted units with obscured glazed display unit and work surfaces with matching upstands, inset stainless steel sink and drainer unit, freestanding electric cooker, multicolour tiled flooring, exposed beams to ceiling, space for fridge freezer, painted wood panelling to half height, shelving unit, wood panelled door to stairs, uPVC obscure double glazed door to rear.

Outbuilding/Utility Room/Office

uPVC obscure glazed door, uPVC double glazed window to the front aspect, velux window, wall mounted gas fired radiator, tiled flooring, washing machine, wall mounted gas fired boiler, door to WC.

With plumbing for washing machine, heating, a WC, and power and lighting, this outbuilding could be used as a Utility room, an office. or even a second reception room for relaxing all times of the year.

WC

Obscure window to the front, wall mounted radiator, close coupled WC, wall mounted corner wash hand basin, tiled flooring, tiled splash backs.

Landing

Stairs rising from the ground floor, decorative stained window to the rear, hatch to loft area. doors to Bedrooms 1, 2 and Family Bathroom.

Bedroom One

Double bedroom with uPVC double glazed window to the front aspect, brick chimney breast with shelving to the sides, picture rail, wall mounted gas fired radiator, carpet.

Bedroom Two

Double or Twin bedroom with uPVC double glazed window to the rear with view of the church, brick chimney breast and cast iron fireplace with original cast iron grate with shelving to one side, wall mounted gas fired radiator, carpet.

Family Bathroom

Obscure uPVC double glazed window to the front, fully tiled walls to three sides and two alcoves to bath end for toiletry storage, tiled sided bath with wall mounted electric shower over, pedestal wash hand basin, wall mounted gas fired radiator, close coupled WC, tile effect vinyl flooring.

Attic

Access to the loft via ladder. The loft is equipped with radiator, lighting, electric sockets, built in storage and floorboards throughout. Two Velux windows allow light into the loft area.

The attic space has HUGE potential to become a third bedroom, with heating, lighting, power and windows already present. (Any works STPP).

5 IVY COTTAGES





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ADDITIONAL INFORMATION

Local Authority – NNDC

Council Tax – Band A

Viewings – By Appointment Only

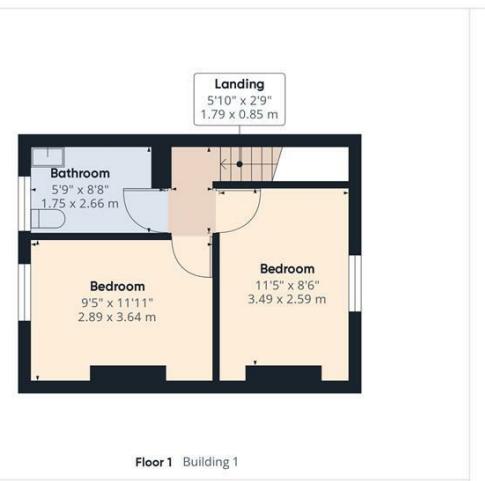
Floor Area – 699.00 sq ft

Tenure – Freehold





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

699.88 ft²
65.02 m²

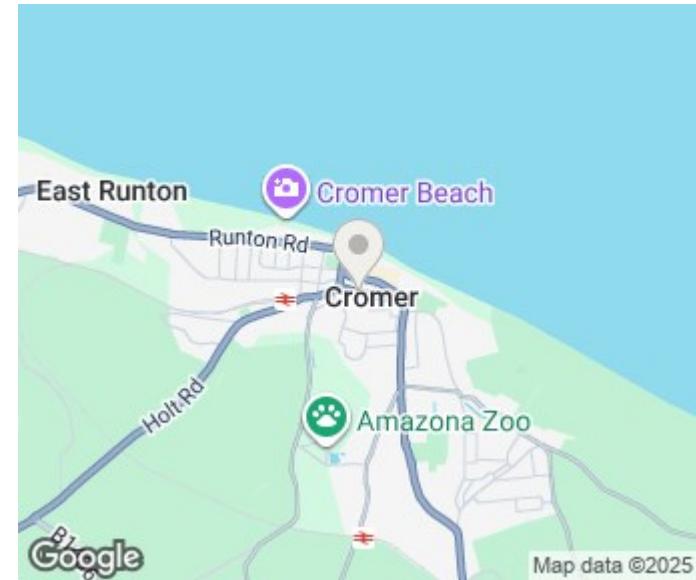
Reduced headroom
8.08 ft²
0.75 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.