



FULCHER AVENUE , CROMER, NR27 9SG

£300,000
FREEHOLD

A fantastic 3 bed end terrace property that has had many upgrades, close to the town centre but tucked away at the end of a quiet cul-de-sac. The current owners have made many improvements to allow flexible living accommodation. NO UPWARD CHAIN! Call Henleys to view.


HENLEYS
Residential Sales & Lettings

FULCHER AVENUE

- 3 bedrooms • 2 reception rooms • Close to the town • Quiet location • Many upgrades • NO UPWARD CHAIN

OVERVIEW

This beautifully presented 3 bed family home has been upgraded in many areas to give a very flexible living accommodation. Upgrades include a new kitchen, décor and conversion of the garage to a play room/second reception room. It is ideally located for the town in a very quiet cul-de-sac. NO UPWARD CHAIN

FIRST IMPRESSIONS

The property sits at the end of a cul-de-sac. To the front of the property is a parking space and a terraced flower bed and rockery. The main entrance is to the front and to the side is a pathway leading to the rear garden via a timber gate. A glazed front door opens into the hall.

HALLWAY

From the hall, doors open to the lounge and the WC. carpeted stairs rise to the first floor. Radiator.

WC

Double glazed opaque window to the front aspect with dual-flush WC and wash hand basin, laminate flooring and radiator.

LOUNGE

Double glazed window to the front and side aspect. Central feature recessed TV area with flame effect electric fire inset. engineered wood flooring , under stairs cupboard, radiator and TV pint. An open archway leads to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Sliding double glazed patio doors open to the rear

garden, radiator and engineered wood flooring flooring. The upgraded kitchen has a range of base and wall mounted units with worktops over and inset sink and draining board. Integral appliances include a four ring gas hob with extractor and downlight over, built-in Bosch double oven and grill/microwave oven, dishwasher and inset ceiling downlights. A door opens to the utility room.

UTILITY ROOM

Double glazed window to the rear aspect with a door opening to the rear garden. Space for upright fridge-freezer, space for washing machine, inset stainless steel sink and draining board. wall mounted gas boiler. A door opens to the play room/2nd reception room. Inset ceiling downlighting.

PLAY ROOM/2ND RECEPTION ROOM

Double glazed window to the front aspect with radiator and wood effect laminate flooring. Inset ceiling downlighting.

FIRST FLOOR LANDING

From the landing, doors open to the three bedrooms and family bathroom. Loft access hatch and radiator. Built-in airing cupboard housing the hot water tank with twin immersion heaters and slatted shelving.

BEDROOM 1

Double glazed window to the front aspect with sea glimpses and views over Cromer, carpeted flooring, radiator and built-in wardrobe with mirror fronted doors.



BEDROOM 2

Double glazed window to the front aspect with sea glimpses and views over Cromer, carpeted flooring, radiator and built-in wardrobe with mirror fronted doors.

BEDROOM 3

Double glazed window to the front and rear aspects with carpeted flooring and radiator.

FAMILY BATHROOM

Double glazed opaque window to the rear aspect with a walk-in shower cubicle with Aqualisa power shower, WC and wash hand basin. Dual voltage shaver point and extractor fan. Inset ceiling downlighting and radiator.

REAR GARDEN

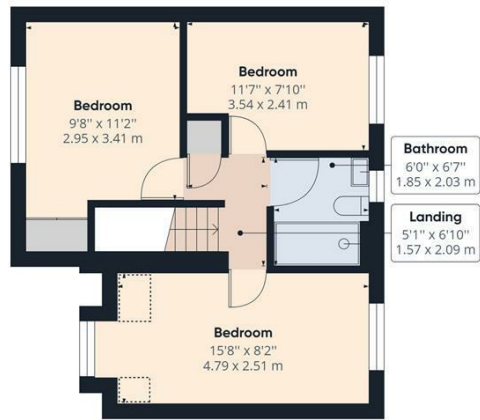
The garden is a mixture of patio area and lawned area with flower bed borders and a timber summerhouse.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

944.68 ft²
87.76 m²

Reduced headroom

8.58 ft²
0.80 m²

(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	