



CAMBRIDGE STREET CROMER, NR27 9DD

£250,000
FREEHOLD

This deceptively spacious, light filled, period corner cottage in Cromer is just a two-minute walk from the town centre and the beach and is a must-see for those looking for seaside living. The property features a brand-new kitchen, a huge double bedroom with a stunning bay window, a second double bedroom and a dual-aspect sitting room. The property has high ceilings, stripped wood floors, double glazing, gas central heating and period features throughout and a large storeroom/office. The property has recently undergone extensive renovation and would make a perfect home, bolthole or holiday let.

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HENLEYS
Residential Sales & Lettings

CAMBRIDGE STREET

- Guide Price £250,000 - £260,000
- Short walk to beach/town centre
- Recently replaced kitchen including top end appliances
- Two double bedrooms
- Stripped wood floors
- Deceptively spacious with large rooms
- Boot room/office space
- Close to Schools
- Call Henleys to arrange a viewing
- Cromer mentioned in "The Times & " American Vogue"



Cromer

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country" also featured in "American Vogue"

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

Cromer Pier has been previously been voted pier of the year.

Overview

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Porch/Entrance

A shared porch serves this property and the next-door cottage (which is also for sale under separate negotiation, offering the potential to create a larger home).

Hallway

Doors open to a hallway leading on to the sitting room and a useful boot room/office space. The original staircase features a stylish sisal runner.

Boot room/office

Boot room/office

This large room is perfect for muddy boots, bikes and general storage. Alternatively, it has previously been used as office space complete

Living Room

This room has two huge doubled-glazed windows, beautiful original floors, an electric wood-effect stove, solid oak shelving and period features including a dado rail, ceiling rose and feature cornicing.

Storage Room

Kitchen breakfast room

Kitchen breakfast room

The kitchen is newly renovated with solid-wood worktops, a butler's sink, and high-end appliances, including a washer-drier, dishwasher, Rangemaster pyrolytic oven and an induction hob. A bespoke larder cupboard houses the boiler which was installed in 2022.

First floor landing

From the spacious landing, doors lead to each of the two bedrooms and the bathroom.

Bedroom One

This large dual-aspect room features an elegant bay window with space for seating and a second large window, as well as stripped wood floors. There is ample space for wardrobes and other storage.

Bedroom Two

The second large double bedroom has a window to the side aspect and a built-in wardrobe.

Bathroom

The bathroom features a vintage sink and bath with a wood panelled side and a mixer tap and shower. There is a large airing cupboard and further shelved storage

Parking

There is unrestricted on-street parking on Cambridge Street, Cross Street and neighbouring roads.

Services

Freehold

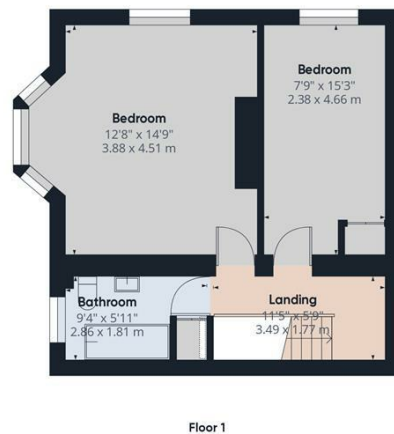
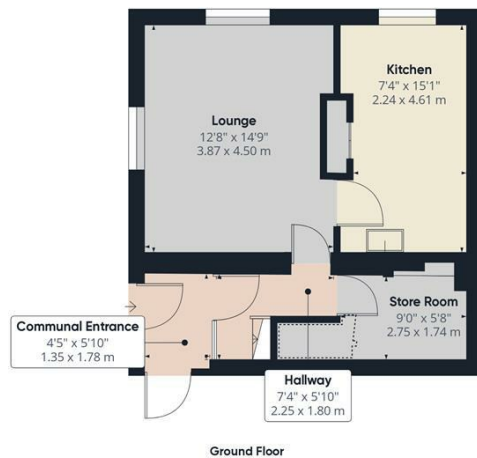
Mains - Gas, electric, water & Drainage

Council tax band A

EPC - Current 59D - Potential 88B

1 CAMBRIDGE STREET





Approximate total area⁽¹⁾
 862.89 ft²
 80.17 m²

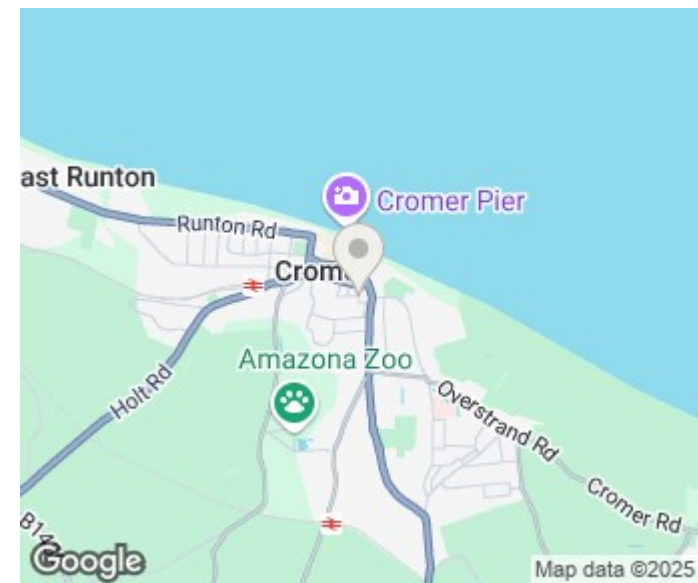
Reduced headroom
 13.42 ft²
 1.25 m²

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	