



## NORWICH ROAD , CROMER, NR27 0BA

£350,000  
FREEHOLD

This spacious two bedroom bungalow located on the Norwich Road in Cromer comprises a light and airy living room, a kitchen/dining room, family bathroom, separate WC, two spacious double bedrooms and a garage. Situated approximately 5 minutes walk from the town centre and within 10 minutes walk of all three of Cromer's schools plus Cromer's Doctors Surgery and Hospital, this property would suit family living, a retired couple or a make a potential coastal bolthole.

With off road parking for up to four cars plus a garage this property can certainly cater for those who like to entertain. With a spacious living room that opens to a long kitchen/dining room, this property needs to be seen to fully appreciate its potential.

Call Henleys to arrange a viewing

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ESTATE AGENCY SIMPLIFIED

## NORWICH ROAD

- **\*\* CHAIN FREE \*\*** • Close to town centre • Two bedroom bungalow • Close to amenities • Family Bathroom • Close to schools • Separate WC • Garage and Off Road Parking • Call Henleys to arrange a viewing



### 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 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.

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

### Overview

This spacious two bedroom bungalow located on

the Norwich Road in Cromer comprises a light and airy living room, a kitchen/dining room, family bathroom, second separate WC, two spacious double bedrooms and a garage. Situated approximately 5 minutes walk from the town centre and within 10 minutes walk of all three of Cromer's schools plus Cromers Doctors Surgery and Hospital, this property would suit family living, a retirement couple or a make a potential coastal bolthole.

With off road parking for up to four cars plus a garage this property can certainly cater for those who like to entertain. With a spacious living room that opens to a long kitchen/dining room, this property needs to be seen to fully appreciate its potential.

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### Hallway

Enter from the large covered porch area through the front door to a spacious hallway with wall mounted radiators, ceiling hanging pendant lights, leaded windows to each side of the entrance door, carpeted floors and doors to the living room, bedrooms one and two, family bathroom, WC and two storage cupboards.

### Living Room

Double glazed windows to dual aspect, built in

decorative fireplace and solid timber topped tv unit, tiled hearth and timber mantel, wall mounted radiators, concealed feature lights, ceiling pendant light, carpeted floor and archway into kitchen/dining room.

#### **Dining Area**

Leading through an archway from the living room, double glazed window, wall mounted radiator, carpeted floor and space for dining table and chairs.

#### **Kitchen**

Double glazed window to front aspect, wall and base units, laminated worktop, inset hob with integrated extractor over, one and a half bowl sink with drainer and mixer tap, mid height double oven in tall unit, space for freestanding fridge freezer, two storage cupboards, tile effect vinyl flooring and obscure glazed door to side access.

#### **Family Bathroom**

Double glazed obscured window to side aspect, curved walk in shower tray with curved glass screen, exposed valve shower mixer with riser rail, grab bar, built in bathroom furniture with semi recessed basin, dual flush push button concealed cistern, back to unit pan, wall mounted radiator, wall mounted towel rail, shaver socket, fully tiled splashbacks and tiled floor.

#### **WC**

Double glazed obscured window to side aspect, ceiling pendant lighting, single flush close coupled WC, tiled splashback and carpeted floor.

#### **Bedroom One**

Double glazed windows to the side and rear aspect, wall mounted radiators, built in storage cupboard with rail, built in wardrobe, wall mounted light, ceiling pendant light and carpeted floor.

#### **Bedroom Two**

Double glazed windows to the rear aspect, wall mounted radiators, built in wardrobe, pedestal basin with tiled splashback, wall mounted light, ceiling pendant light and carpeted floor.

#### **Garage**

Garage is accessed via a side door and has an up and over door to the front secured by a bolt and padlock.

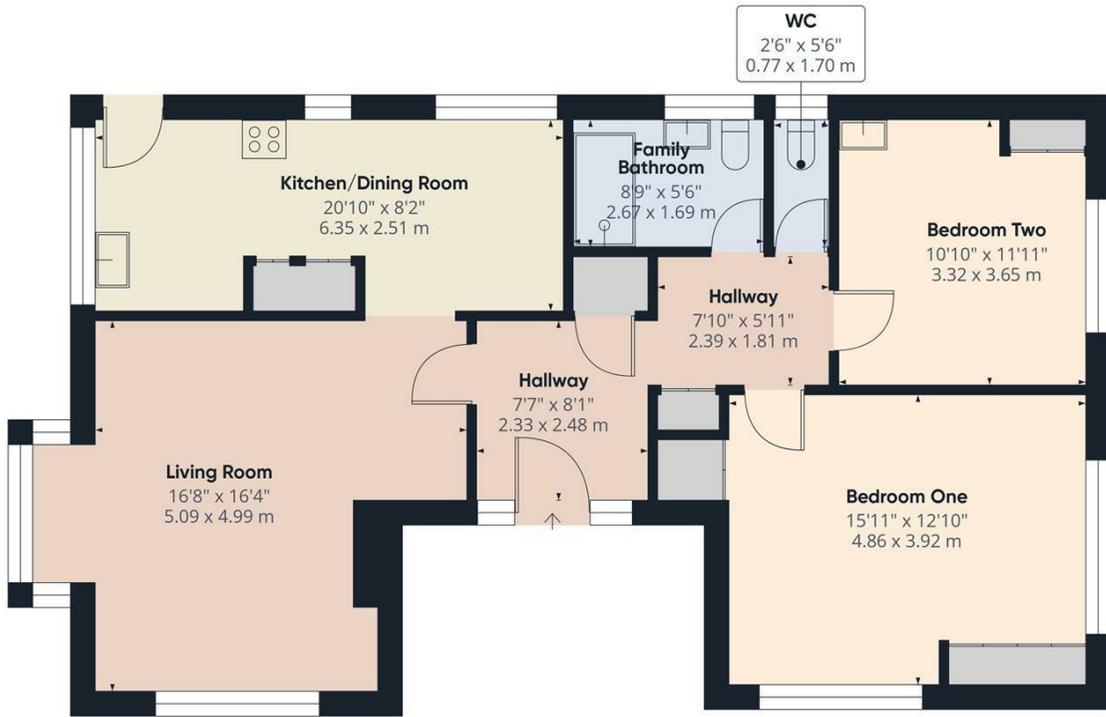
#### **Agents Note**

Council tax band D

Mains water, gas, electric and drainage

## **ROSEBANK 29 NORWICH**





Approximate total area<sup>(1)</sup>  
980 ft<sup>2</sup>  
91 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(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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