

## WHITEHOUSE ESTATE

CROMER, NR27 0EP

£235,000  
FREEHOLD

This detached chalet bungalow lies in a quiet residential area of Cromer with Seaviews. This characterful bungalow consists of three bedrooms and a family bathroom, spacious lounge, kitchen diner and sunroom. To the rear there is a low maintenance fully enclosed courtyard style garden and to the front is a driveway with parking for two cars.

**HENLEYS**  
Residential Sales & Lettings

# WHITEHOUSE ESTATE

- No chain • Three bedrooms • Spacious lounge • Contemporary kitchen dining room • Characterful with exposed brick and beams • Beautiful family bathroom with rolltop bath • One bedroom & bathroom to the ground floor • Sun room • Enclosed low maintenance rear garden • Driveway & parking to the front



## 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.

## Porch

Door to the side and door into entrance hall.

## Entrance Hall

Wood effect flooring, radiator. stained glass window to the side.

## Lounge

Double glazed window to the front and side. Exposed beams and brick, built in shelving. Brick fireplace with electric wood burner effect fireplace. Laminate wooden flooring & radiators.

## Open plan Kitchen - Diner

Stunning kitchen diner, base units with worktops and stainless steel sink drainer. Built in double oven and hob, and space and plumbing for washing machine. Space for free standing fridge freezer. Ornate built in cupboard and stained glass window. Laminate wood effect flooring, uPVC double glazed window to the side and uPVC French doors into sunroom.

## Sunroom

uPVC sunroom with laminate wood floors and door to rear low maintenance garden.

## Bathroom

Stunning bathroom with roll top bath, shower cubicle with waterfall shower head. Contemporary slate tiled walls and brass Victorian style heated towel, WC and Wash hand basin. Laminate wooden flooring.

## Bedroom (ground floor)

Very spacious ground floor double bedroom with uPVC double glazed window to the front and side. Carpet and radiator.

## Landing

Velux window, carpets, wall mounted lights, built cupboards doors off to two bedrooms.



### Bedroom

uPVC double glazed window to the side, carpets, exposed beams and ornate leaded window.

### Bedroom

uPVC double glazed window to the side, Velux window, carpets and exposed beams.

### Outside

To the front of the property is a driveway half shingle half tarmac with parking for two cars.

The rear of the property is so tranquil with woodland views. The rear garden is low maintenance. Dusk till dawn lights on front, side and rear of the property.

### Agents note

Mains - water, electric & gas

New patio doors in 2023

Part of the build is non standard construction

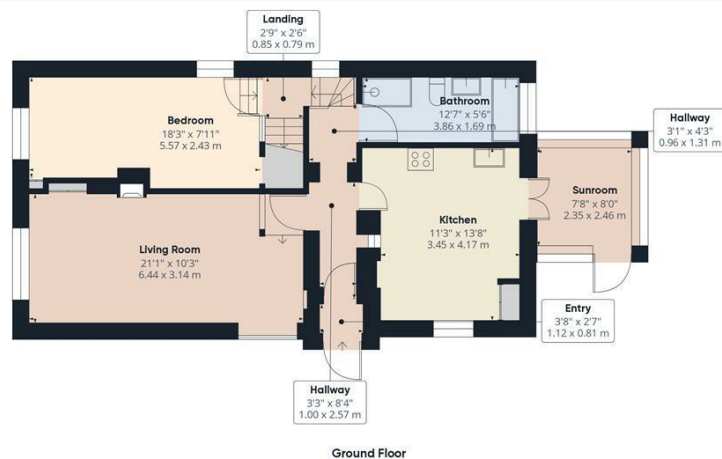
EPC-TBC

Council Tax - B

Furniture is available by separate negotiation.

## 15 WHITEHOUSE ESTATE





Approximate total area<sup>(1)</sup>  
1063.3 ft<sup>2</sup>  
98.78 m<sup>2</sup>

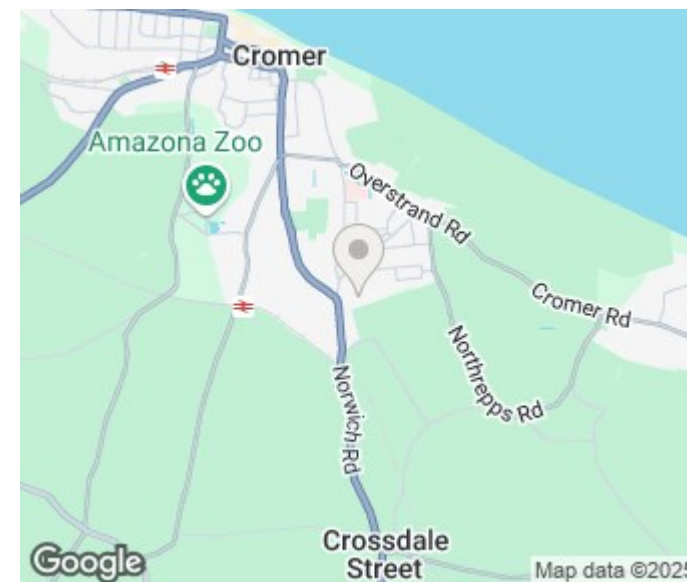
Reduced headroom  
82.79 ft<sup>2</sup>  
7.69 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	