



**STATION ROAD
CROMER, NR27 0DY**

**£285,000
FREEHOLD**

Located close to schools and local shops and directly opposite Suffield Park playing field, this delightful 3 bed semi-detached house ticks all the boxes. The minute you walk in, you will feel right at home.

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STATION ROAD

- Beautifully presented
- Double garage
- 3 Bedrooms
- Fantastic kitchen
- diner
- Lounge
- ideal family home
- Close to park
- Close to schools & shops
- Viewing Highly recommended
- Chain free



OVERVIEW

Located close to schools and local shops and directly opposite Suffield Park playing field, this delightful 3 bed semi-detached house ticks all the boxes. The minute you walk in, you will feel right at home.

FIRST IMPRESSIONS

The front garden is a mixture of lawn and shrub beds. A path leads to the front door and to the side passage. The main entrance opens in to the kitchen/diner.

KITCHEN/DINER

The kitchen diner has double glazed windows to the side and rear aspects. The room has been extended is open plan. In one corner is the kitchen with a range of base and wall units with timber effect worktops over. Integral appliances include a built in Bosch electric oven and grill, Bosch built-in microwave oven and a Bosch four ring induction hob with extractor hood over. Space and plumbing for washing machine. Space for upright fridge/freezer. Tiled flooring, feature fireplace with cupboards and display cabinets to both sides. Wall mounted night storage heater. Phone point. Solid timer door to front hall.

FRONT HALL

The front hall has exposed polished floorboards. The front door is a period, double opening door with a beautiful stained glass inserts. A timber door opens to the lounge. Under stairs storage cupboard. Wall mounted storage heater.

LOUNGE

Double glazed windows to the front and side aspects. Carpets. Wall mounted storage heater. TV and phone points. Feature period fireplace (not in use) and dado rails.

FIRST FLOOR LANDING

Double glazed window to the side aspect. Period timber doors lead to the three bedrooms and the family bathroom.

MASTER BEDROOM

Double glazed window to the front aspect overlooking Farns Field. Carpeted flooring, dado rail and storage heater.

BEDROOM 2

Double glazed window to the rear aspect. Carpeted flooring, dado rail and storage heater. Phone point.

BEDROOM 3

Double glazed window to the rear aspect. Carpeted flooring and dado rail.

BATHROOM

Double glazed opaque window to the front aspect. Three piece suite which includes a bath with electric shower over, low-level WC and a pedestal wash hand basin. Chrome towel rail heater, wood effect laminate flooring and tiled throughout.

REAR GARDEN AND GARAGE

The rear garden has a small lawn with a few flower beds. The double garage has twin up and over doors and a side access door. Lighting and power points.

77 STATION ROAD





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