



THE CROFT

, CROMER, NR27 9EH

£330,000
FREEHOLD

Located right in the centre of Cromer, this period brick and flint 2 bed cottage is ideally located for the town and sea front just a few minutes walk away. Tucked away in a quiet location, it has huge potential to make a lovely home. NO UPWARD CHAIN.


HENLEYS
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THE CROFT

- Fantastic location
- Ideal for the town
- Period property
- 2 bedrooms
- Garden
- No upward chain



FIRST IMPRESSIONS

The period brick and flint property is tucked away in a cul-de-sac just yards from the town centre. From the parking area, a wrought iron gate opens to the rear of the property and the garden. A glazed door opens into the entrance hall.

ENTRANCE HALL

The entrance hall has a series of storage cupboards. A period door opens into the lounge.

LOUNGE

The lounge has two sash windows to the rear and side aspects overlooking the rear garden. Stairs rise to the first floor and a door opens into the kitchen/breakfast room. Open gas fire on a tiled hearth with back boiler with two recessed alcoves and cupboards underneath. Carpeted flooring and two radiators. TV point.

KITCHEN/BREAKFAST ROOM

Sash bay window to the rear aspect overlooking the garden. The kitchen area has a range of base and wall mounted units with polished timber doors and worktop over with inset sink and draining board. Spaces for electric cooker with filter extractor hood and downlight over, fridge and washing machine. Radiator. A polished timber door opens into the rear lobby and under stairs storage area. From the inner lobby a further door opens to the WC.

WC

Opaque window. WC and wash hand basin.

FIRST FLOOR LANDING

From the landing, modern polished timber doors open to the two bedrooms, the bathroom and the airing cupboard.

BEDROOM 1

Sash window to the rear aspect overlooking the garden. Carpeted flooring, radiator and built-in wardrobe with sliding mirror doors. Borrowed light to the landing. Phone point.

BEDROOM 2

Sash window to the rear aspect overlooking the garden. Carpeted flooring and radiator.

BATHROOM

Glazed opaque window to the front aspect. Bath with shower over, dual-flush WC and a wash hand basin. Over sink electric shaver point and light. Carpeted flooring, radiator and loft access hatch. Tiled to half height.

GARDEN

The garden is a mixture of lawned area with mature shrubs hedging and flower beds.

PARKING

A parking space is adjacent to the property.

AGENTS NOTE

The property has a covenant which prevents the property being used for short term holiday lets.

7 COLNE PARK THE CROFT





Ground Floor



Floor 1

Approximate total area⁽¹⁾

770.29 ft²
71.56 m²

Reduced headroom

8.27 ft²
0.77 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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