



## BERNARD ROAD , CROMER, NR27 9AW

£375,000  
FREEHOLD

This large semi detached house would make a wonderful family home. The property is set in a quiet residential area of Cromer within a short distance to the beaches and all the amenities Cromer has to offer. This lovely property consists of a large living room and dining room, fitted kitchen, further reception area and shower room. To the first floor there are four double bedrooms, family bathroom and large landing area which could be utilized as a study area.

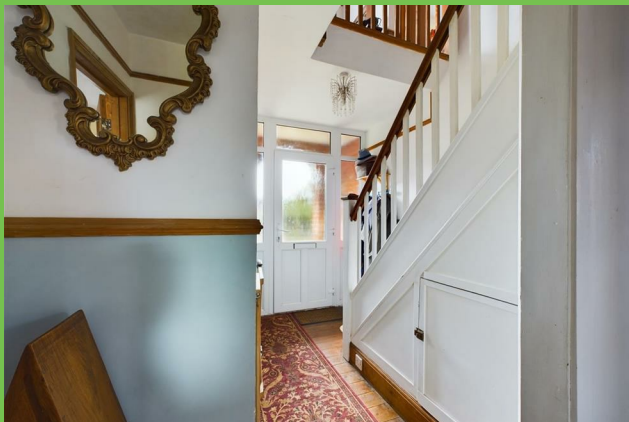
There is a large garden to the rear which is mainly laid to lawn along with a garage and driveway to the front.

**HENLEYS**  
Residential Sales & Lettings



## BERNARD ROAD

- SEA VIEWS • SEMI DETACHED HOUSE • FOUR DOUBLE BEDROOMS • LARGE LIVING-DINING ROOM • NO CHAIN • FAMILY BATHROOM • LARGE GARDENS • GARAGE & PARKING • CLOSE TO BEACH AND TOWN CENTRE • FANTASTIC FAMILY HOME



### 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

### DESCRIPTION

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beaches and all the amenities Cromer has to offer. This lovely property consists of a large living room and dining room, fitted kitchen, further reception area and shower room. To the first floor there are four double bedrooms, family bathroom and spacious landing area which could be utilized as a study area.

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### GROUND FLOOR

To the ground floor there is a entrance hall with wooden floors and doors leading to ground floor rooms and stairs to the first floor. There is a large living room opening to the dining room with patio doors to patio area and gardens.

The kitchen leads into a lobby room with doors off to integral garage and shower room.

### FIRST FLOOR

To the first floor there is a large landing with exposed wooden floors with four double bedrooms and a family bathroom.

### GARDEN AND PARKING

There is a large garden to the rear with shrubs and borders with patio area. To the front there is parking and an integral garage.

### AGENTS NOTE

Council Tax band C

EPC TBC

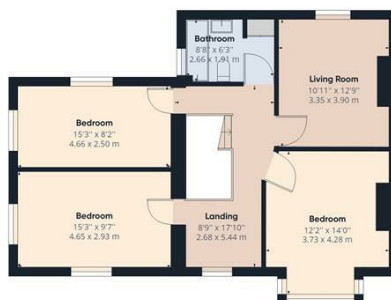
Mains gas, Electric and Water

## 20 BERNARD ROAD





Ground Floor



Floor 1

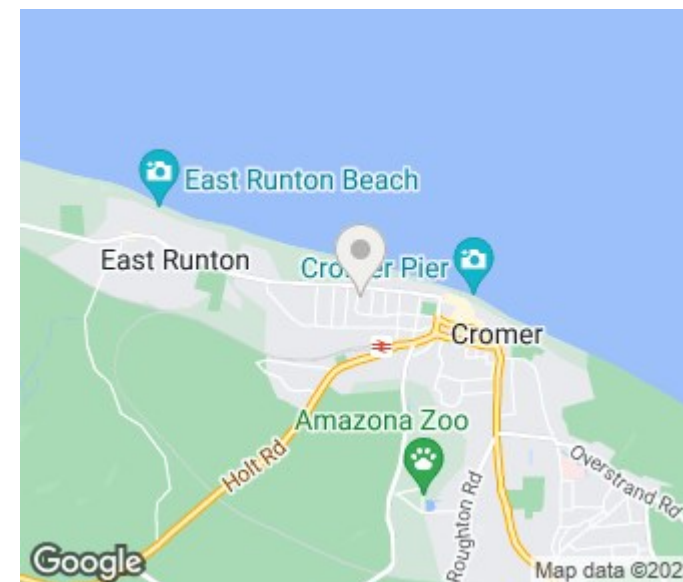
Approximate total area<sup>(1)</sup>

1631.58 ft<sup>2</sup>  
151.58 m<sup>2</sup>

(1) Excluding balconies and terraces

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) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC