



## FLETCHER WAY , CROMER, NR27 0HW

£530,000  
FREEHOLD

This two bedroom detached bungalow in the peaceful and tucked away area of Fletcher Way, Cromer boasts beautifully kept gardens, a detached garage with brick weave driveway and spacious living internally. The property comprises of a spacious living room, kitchen, utility room, family bathroom and the aforementioned two bedrooms (one with ensuite and both with built in storage/wardrobes).

This property would make a great family home or a peaceful coastal retreat.

Call Henleys to arrange a viewing

henleys  
ESTATE AGENCY SIMPLIFIED

## FLETCHER WAY

- Beautifully kept property and grounds
- Close to Town Centre
- Two bedrooms
- Large detached garage
- Spacious living/dining room
- Close to Hospital/Doctors Surgery
- 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 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 Blicking 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.

### Overview

This two bedroom detached bungalow in the peaceful and tucked away area of Fletcher Way,

Cromer boasts beautifully kept gardens, a detached garage with brick weave driveway and spacious living internally. The property comprises of a spacious living room, kitchen, utility room, family bathroom and the aforementioned two bedrooms (one with ensuite and both with built in storage/wardrobes).

### Hallway

Enter through obscured glazed door with double glazed obscured window beside, loft hatch, wall mounted radiator, hanging pendant ceiling lights, carpeted floor and doors to living room, kitchen, bedroom one, two and bathroom.

### Living Room

Window to side aspect, glazed doors to rear, decorative ceiling lights, space for dining table and chairs, stone effect fireplace and hearth with painted timber decorative surround/mantel, wall lights, coving and carpeted floor.

### Kitchen

Double glazed window to rear aspect, wall mounted radiator, wall and base units with laminate effect worktop, sink with drainer and mixer tap, inset hob with integrated cooker hood, integrated oven, tiled splashback and natural effect vinyl floor.

### Utility Room

Double glazed window to side aspect, obscured glazed door to rear aspect, base units with

laminated worktop, sink with drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, wine rack, wall mounted boiler, space for fridge freezer, tiled splashbacks and natural effect vinyl floor.

#### **Bathroom**

Obscured double glazed window to side aspect, shower enclosure, bath with grab handles, close coupled WC, pedestal basin, wall mounted radiator, mirrored wall cabinet, tiled splashbacks and carpeted floor.

#### **Bedroom One**

Double glazed window to front aspect, wall mounted radiator, built in storage/wardrobe, hanging pendant ceiling light and carpeted floor.

#### **Ensuite**

Double glazed obscured window to side aspect, shower enclosure, close coupled WC, pedestal basin, wall mounted radiator, mirrored wall cabinet, tiled splashbacks and carpeted floor.

#### **Bedroom Two**

Double glazed window to front aspect, wall mounted radiator, built in storage/wardrobe, hanging pendant ceiling light and carpeted floor.

#### **Outside**

To the front of the property is a brick weave driveway leading to the garage with lawned area and trees/shrubs.

The rear and side of the property is mainly lawned with a patio area to the immediate of the lounge door. The borders are beautifully maintained with trees, plants and shrubs with the perimeter hedged and fenced.

#### **Garage**

Large garage with up and over door, window to side aspect of the garage and obscured glazed door to the side.

## 3 FLETCHER WAY





Ground Floor Building 1



Ground Floor Building 2

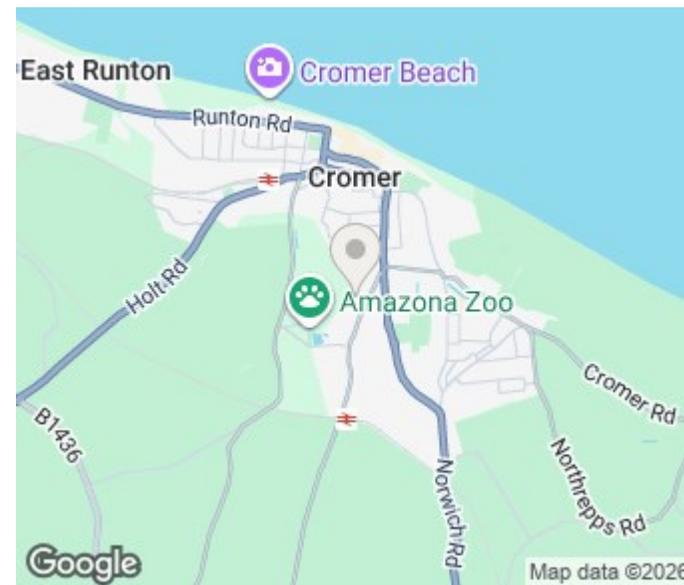
Approximate total area<sup>1)</sup>  
1379 ft<sup>2</sup>  
128.1 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**henleys**  
ESTATE AGENCY SIMPLIFIED

15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

ESTATE AGENCY SIMPLIFIED