



BRIDGE CLOSE , CROMER, NR27 0FJ

£575,000
FREEHOLD

Bridge close is a small development of houses in a quiet residential area of Cromer. This beautifully presented and extended detached four bedroom house would make a fantastic family home and is within walking distance to the local infant, primary and secondary school. This is a quiet residential area with parks the beach and town centre within a short distance.

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Residential Sales & Lettings

BRIDGE CLOSE

- Beautiful Detached House • Four bedrooms
- Extended Lounge - Diner • Fitted kitchen
- Utility Room • Cloakroom • Family bathroom
- en suite to the master • Low Maintenance garden & garage
- Viewing highly recommended



Cromer

Cromer is a vibrant predominantly Victorian town is perched on the very edge of the North Norfolk Coast, famous for its wide open beaches, Cromer crabs and traditional pier complete with theatre providing Seaside Special variety shows. Rich in its fishing heritage, Cromer also has a lighthouse and a proud tradition of RNLI service. There is an excellent mix of small independent local shops and a wide variety of cafes, restaurants, pubs and holiday accommodation together with train and bus links to The Broads and Norwich, some 23 miles distant. There is also a hospital, doctors and dental surgery, library and The Royal Cromer Golf Club.

The property is within walking distance to the local infant, primary and secondary school along with transport links and doctors and hospital.

Overview

Bridge close is a small development of houses in a quiet residential area of Cromer. This beautifully presented and extended detached four bedroom house would make a fantastic family home and is within walking distance to the local infant, primary and secondary school. This is a quiet residential area with parks the beach and town centre within a short distance. These properties were built 8 years ago, this particular property has been extended to the front making the living room very spacious and great for entertaining family and friends. There is a lovely fitted kitchen to the

ground floor along with a spacious utility room and cloakroom. To the first floor there is a family bathroom and four bedrooms with the master including an ensuite.

The property has a garage with parking to the front. The rear garden is paved so makes it very low maintenance ideal for busy families or perhaps people looking for a second home.

Bridge close is double glazed throughout and has gas central heating.

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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	