



## HIGH VIEW PARK , CROMER, NR27 0HQ

£295,000  
FREEHOLD

This property, the Anmer, on the site of The Pines on Highview Park in Cromer, is an original building which has been renovated to a high standard to seamlessly blend the original building to the new build properties.

With a spacious and airy living room/kitchen a well proportioned bedroom and a shower room. This property would make any ideal coastal retreat. The introduction of a newly built garage to the side with a driveway for two more cars, this property makes a fantastic opportunity for any buyer.

Call Henleys to book a viewing.

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## HIGH VIEW PARK

- **\*\* RENOVATED RECENTLY \*\*** • **\*\* EXISTING BUILD ON 'THE PINES' DEVELOPMENT \*\*** • Close to Cromer Hospital and Doctors Surgery • One Bedroom • Open Plan Living/Dining/Kitchen • Less than 25 minute walk to town centre • Off Road Parking and Garage • 20 Minute walk to Cromer Lighthouse • Call Henleys to arrange a viewing.



### **Cromer**

As feature in The Times "Cromer has been voted number 2 hotspot to invest in the country" Cromer Pier has been voted pier of the year.

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.

The area boasts two prestigious golf courses, Sheringham (voted in the top 100 golf courses) and Royal Cromer.

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.

### **The Pines**

The Pines is a beautiful collection of new-build properties located just a twenty minute walk to the town and very close to schools, medical facilities and transport links.

The Anmer is an original building which has been renovated to a high standard to seamlessly blend the original building to the new build properties.

### **Living/Dining Room**

A spacious open plan living/dining room with double glazing to the rear aspect, wall mounted radiator and tiled flooring. The living/dining area opens up into a expertly fitted kitchen.

### **Kitchen**

Opening from the living room into a superbly fitted kitchen with integrated dishwasher, washing machine and oven. Wall and base units with stone effect laminate worktop and hob and sink with drainer (with mixer tap) inset. Integrated cooker hood above the hob, tiled splashback and tiled floor, a continuation from the living/dining room. A double glazed window and uPVC door lead to the back garden area and access to the garage.

### Bedroom

Double glazed window to front aspect, wall mounted radiator, inset ceiling spotlights, loft hatch and timber door to hallway.

### Shower Room

Obscured double glazed window to front aspect, close coupled dual flush WC, vanity with basin and mixer tap, walk in shower tray with mixer shower over with rainfall head and handset on riser, glass screen, wall mounted chrome ladder style towel rail, tiled splashback and tiled floors. Cupboard housing boiler.

### Hallway

Entrance hallway with wall mounted radiator, door with obscured glass panels to front aspect, tiled floor and timber doors to Living Room, Bedroom and Bathroom.

### Garage

Electric garage door to front aspect with glazed uPVC door to side aspect. the garage is detached from the house but attached to next doors garage with a pitched roof.

### Outside

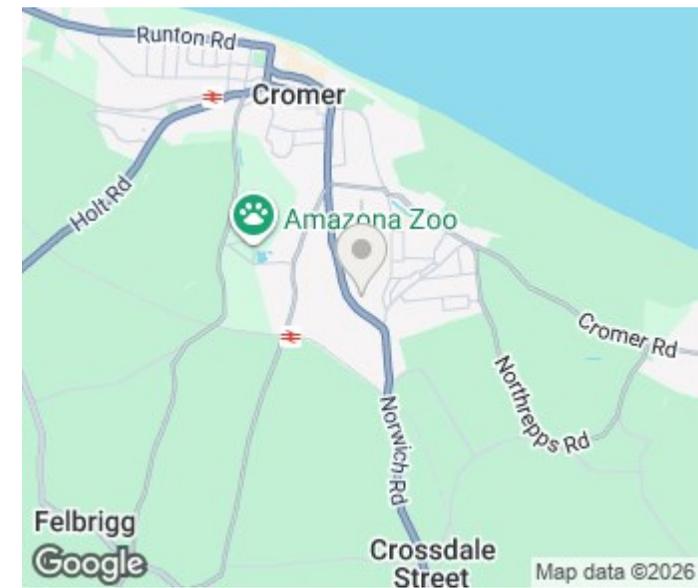
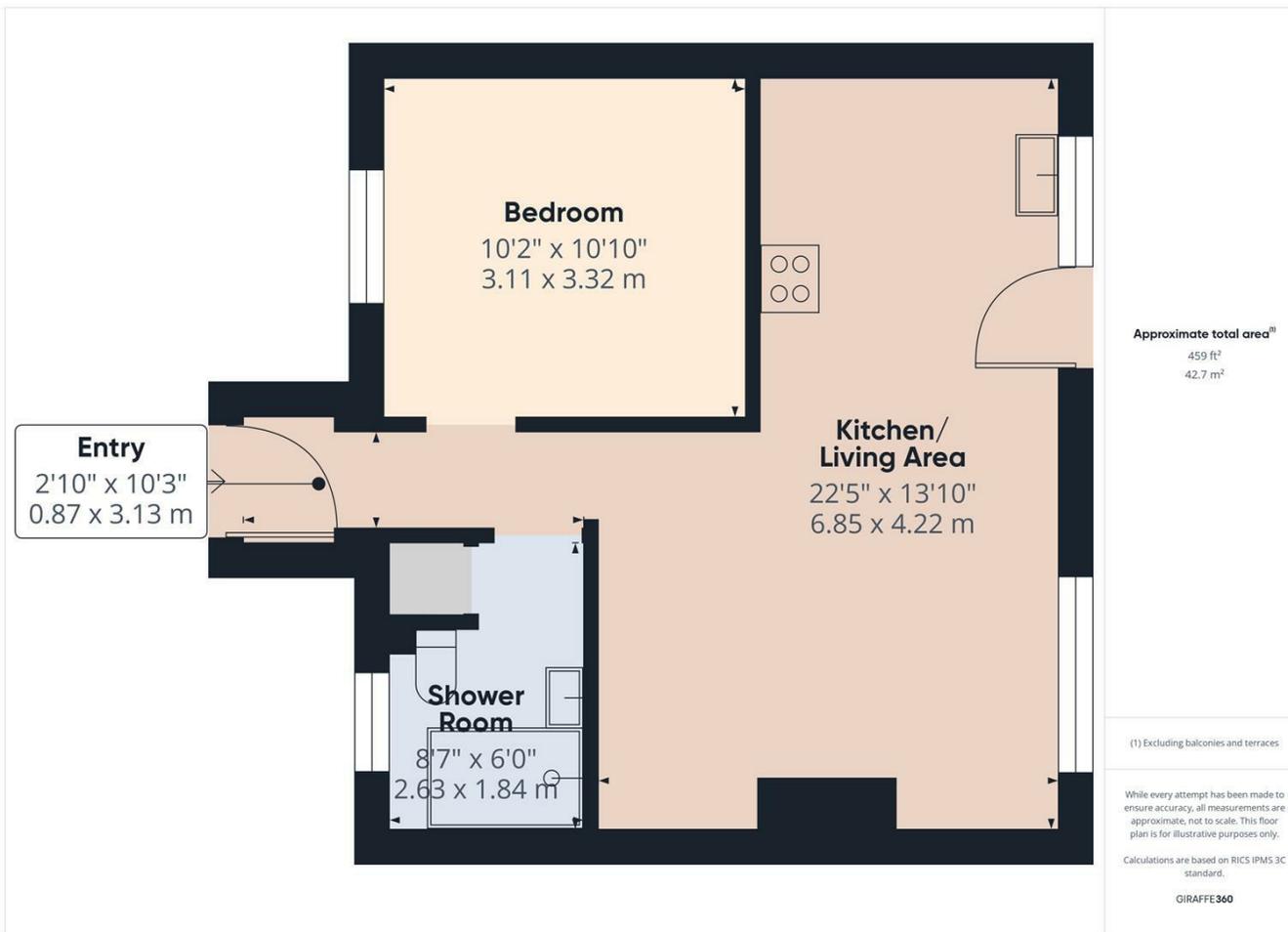
A lawned area with post and decorative chain border fence to front, brick paved path to step to front door, brick pavers then continue round to side of the property, and garage. The driveway leading to the garage is gravelled with border pavers

separating the driveway from the neighbouring drive.

To the rear of the property, brick pavers create a patio area and form a path from the rear (kitchen) door to the garage side door. the remainder of the rear garden is lawned with fence panels to each side.

## ANMER HIGH VIEW PARK





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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