



FEARNS CLOSE , CROMER, NR27 0DZ

£350,000
FREEHOLD

A well presented and spacious 5 bedroom semi detached house offering flexible living accommodation over three floors. Located in a tucked away cul de sac the property is conveniently located for schools, local amenities and a short distance away from lovely coastal walks. Viewings are highly advised. Call Henleys to view.


HENLEYS
Residential Sales & Lettings

FEARNS CLOSE

OVERVIEW

A well presented 5 bedroom semi detached house tucked away in a private cul de sac in Cromer. Conveniently located for local amenities, schools, transport links and popular coastal walks viewings are highly advised. Offering spacious and flexible living accommodation the property comprises; Entrance Hall, lounge/family room, dining room, cloakroom/utility, kitchen/breakfast room, conservatory, shower room, five bedrooms, en-suite bathroom to master, garden and off road parking.

ENTRANCE HALL

Enter into the property via a half height double glazed uPVC door, wood effect laminate flooring, wall mounted radiator, understairs storage, stairs leading to the first floor and arched approach to dining room and door to the lounge.

LOUNGE/FAMILY ROOM

uPVC Double glazed boxed bay window to the front aspect, wood effect laminate flooring, two wall mounted radiators, decorative coving, TV point and uPVC double glazed sliding doors onto the conservatory. Fireplace with woodburner.

DINING ROOM

uPVC double glazed window to the rear aspect, wood effect laminate flooring, wall mounted radiator, floor mounted gas fired boiler with mantelpiece surround, airing cupboard and doors leading to the Cloakroom/utility and the kitchen/breakfast room.

CLOAKROOM/UTILITY

uPVC double glazed window to the rear aspect, tiled flooring, wash hand basin, w.c., space and plumbing for washing machine and space for tumble dryer.

KITCHEN/BREAKFAST ROOM

uPVC double glazed window to the side aspect, a range of wall and base units with worktops over, inset four ring gas hob with extractor over, tiled splash backs, breakfast bar, inset one and half bowl sink with side drainer, eye level built in Bosh cooker and grill, space and plumbing for dishwasher, wall mounted radiator, space for upright fridge/freezer, tiled flooring and glazed door into the conservatory.

CONSERVATORY

Brick base walls and uPVC double glazed windows to both the front and rear aspects and the side aspect, wood effect laminate flooring and uPVC double glazed French doors onto the rear garden. Electric under floor heating.

FIRST FLOOR LANDING

Stairs leading to the first floor, carpeted flooring, wall mounted radiator, stairs leading to the second floor, doors leading to the shower room, bedroom 2, bedroom 3, bedroom four and inner hall leading to the master bedroom.

SHOWER ROOM

uPVC frosted double glazed window to the rear aspect, full height tiled walls, vinyl flooring, extractor fan,



shaver point and a three piece suite including low level flush WC, wash hand basin, and large spacious shower cubicle.

MASTER BEDROOM

Comprising inner hall approach with built in linen cupboard and arch leading to the bedroom. uPVC double glazed to the front aspect with views over Suffield park and out onto the lighthouse, carpeted flooring, wall mounted radiator and arch leading to the dressing room.

DRESSING ROOM

Skylight window to the side aspect, carpeted flooring, built in wardrobes and door into the en-suite bathroom.

EN SUITE

uPVC double glazed window to the rear aspect, part tiled walls, wall mounted heated towel rail, extractor fan, shaver point, vinyl flooring, wash hand basin, low level flush WC and bath with mixer tap and shower attachment over.

BEDROOM 2

uPVC double glazed window to the rear aspect, carpeted flooring, TV point and wall mounted radiator.

BEDROOM 3

uPVC double glazed window to the front aspect with views over Suffield Park and the lighthouse, carpeted flooring and wall mounted radiator.

BEDROOM 4

uPVC double glazed window to front aspect with views

over Suffield Park and to the lighthouse, carpeted flooring, TV point and wall mounted radiator.

BEDROOM 5

Approach to bedroom five provided via stairs rising from the first floor landing, arrive on the 2nd floor landing providing a possible study/reading area, built in eaves storage cupboard and opening through to bedroom five.

uPVC double glazed window to the front aspect providing lovely views over Suffield park and of the lighthouse, carpeted flooring, TV point, skylight to the rear aspect and eaves access for storage.

EXTERIOR

To the front of the property is arched fencing and trellis with private gate to the property from Fearn Close, to the rear is a low maintenance garden with lawn and patio area. There is also two timber garden sheds.

FEARNS CLOSE





Ground Floor



Floor 1



Floor 2

Approximate total area[®]
 1667.54 ft²
 154.92 m²

Reduced headroom
 49.07 ft²
 4.56 m²

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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