



## CROMER ROAD CROMER, NR27 0LT

£475,000  
FREEHOLD

This delightful cottage on Cromer Road in Sidestrand offers a perfect blend of comfort and character. This property boasts two inviting reception rooms, kitchen, three bedrooms ensure ample accommodation for family or visitors and two bathrooms. The property is further enhanced by generous parking facilities, accommodating up to six vehicles, a rare find in such a picturesque setting.

The cottage has some outstanding coastal and countryside scenery making it an ideal location for those seeking a tranquil lifestyle whilst still requiring easy access to local amenities.

Sea Cottage really does have to be seen to appreciate its beautiful original features and stunning location and views.

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## CROMER ROAD

- Stunning sea views
- Off road parking for SIX cars
- Electric charging point
- Lovely original features
- Beautiful countryside views
- Garage, summerhouse and multiple out buildings
- Three bedrooms
- Two bathrooms
- Two reception rooms
- Wood burner providing a real cottage feel



### Sidestrand Area

The North Norfolk village of Sidestrand is situated just inland from the coast and to the east of the famous Edwardian seaside resort of Cromer, which is about 1½ miles. Cromer has excellent shopping, banking and transport facilities, and is of course famous for its sandy beaches. There are also excellent sandy beaches nearby at Overstrand. The area was immortalised as Poppy Land at the end of the 19th century by the author and drama critic Clement Scott following his visit to Overstrand in 1883. The area became immensely fashionable with summer visitors and Scott's poem, The Garden of Sleep, describes the church at Sidestrand.

Cromer also has a railway station with regular trains to Norwich, with connecting trains onwards to London Liverpool Street. The picturesque Georgian town of Holt, renowned for its excellent independent shops, is also the home of Gresham's Public School, and is about 10 miles away. Beeston Hall Preparatory School is about 5 miles along the coast near West Runton. There are good schools in the state sector in Cromer, as well as Paston Sixth Form College at North Walsham.

### Overview

This charming three bedroom cottage with beautiful sea and countryside views and ample off road parking and a garage has to be seen to really appreciate its traditional allure.

Located in the quiet village of Sidestrand, this property comprises of three bedrooms, two bathrooms, two reception rooms and space for up to SIX cars.

### Entrance

The entrance is to the side of the building and leads into a porch area with windows to the side and rear aspect and a decorative glazed entrance door. Pamment style floor tiles. A second glazed door leads to the hallway.

### Hallway

Internal window into dining area, wall mounted radiator, carpeted floor, glazed panel doors to kitchen, bathroom and dining room and carpeted stairs leading to first floor.

### Bathroom

Obscured secondary double glazed window to the rear aspect, bath, wall hung basin, dual flush close coupled WC, wall hung radiator, grab rails, shaver socket, tiled splashbacks and vinyl flooring.

### Kitchen

Window to rear aspect, internal window to dining area, freestanding electric cooker and hob with extractor above, space for dishwasher, base and wall units with laminate worksurface, sink with drainer and mixer tap, wall mounted radiator, tiled splashback and vinyl flooring.

### Sunroom

Single glazed window and door to rear and window to side aspect exposed brick, concrete floor, wall lighting and door to utility room.

### Utility Room

Window to the side aspect, space for washing machine, tumble dryer, two fridge freezers, access to hot water/heating system, wall hung basin, work surface and tile effect vinyl flooring.

### Dining Room

Window to front aspect with beautiful sea views, brick fireplace with electric heater situated to the front of, storage to the left hand side of the chimney breast, corridor leaving to original front door, door to under stairs storage and door to living room, picture rail, patterned carpeted floor and pamment effect pavers towards the original front door.

### Living Room

Secondary double glazed to front with sea views and rear aspect with views beyond the garden and into the countryside,, brick fireplace with tiled hearth and timber surround/mantelpiece, picture rail, wall mounted radiator, wallpapered walls and carpeted floor.

### Landing

Window to front aspect with elevated views of the sea, second window along the landing to the side aspect with storage under, wallpapered walls, carpeted floors and banister along hallway.

### Bedroom 1

windows to front and rear aspect with views of the countryside to the rear and sea to the front, wall

mounted radiator, traditional style fireplace (not in use), built in storage and carpeted floor.

### Bedroom 2

Secondary glazed windows to the front and side aspect, built-in airing cupboard, recessed mirror with shelf using original windowsill and carpeted floors.

### Bedroom 3

Secondary glazed window to rear aspect with views of the garden and countryside beyond, wall mounted radiator and carpeted floors.

### Bathroom

Obscured window to rear aspect, single flush close coupled WC, pedestal basin, bath with grab bars, wall mounted radiator, tiled splashbacks and vinyl flooring.

### Garage

The garage is independent from the house with a single up and over door and workshop to the side with door and window overlooking the garden.

### Outside

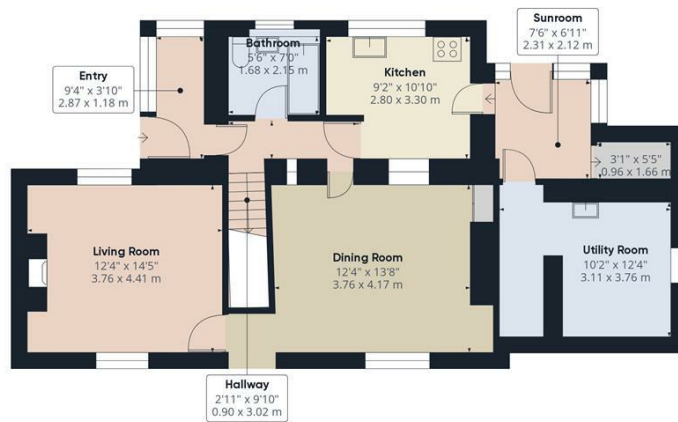
The front garden is grassed and shrubs with a driveway to the side of the building.

The rear garden is made up of several areas comprising of grassed areas, shrubbed areas, sheds and outhouses as well as greenhouses and a summerhouse.

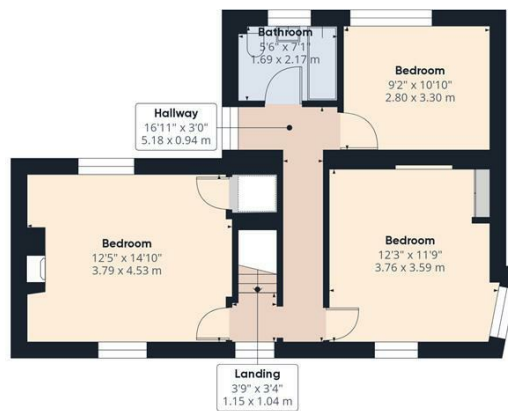
On the side of the building is a 'POD Point' electric car charging point.

## CROMER ROAD





Approximate total area<sup>®</sup>  
1326.33 ft<sup>2</sup>  
123.22 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	