



8 HENRY BLOGG ROAD

CROMER, NR27 0JG

£325,000
FREEHOLD

Henry Blogg Road, is located in a quiet residential area of Cromer. This three bedroom house is an ideal family home within walking distance to schools, both primary and secondary and also close to transport links. The increasingly popular Cromer town centre is a only a short distance along with the stunning beaches. The property offers generous living accommodation including a family room leading to the garden, fitted wardrobes to the master bedroom and modern bathroom suite. Viewing is highly recommended to fully appreciate this lovely property.


HENLEYS
Residential Sales & Lettings

8 HENRY BLOGG ROAD

- Detached House • Three bedrooms • Open plan kitchen Dining area • Lounge • Family bathroom • Fully enclosed garden • Driveway and Garage • Close to schools & transport links • Close to town centre & beach • Great Family home



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 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.

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

Description

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and secondary and also close to transport links. The increasingly popular Cromer town centre is a only a short distance along with the stunning beaches. The property offers generous living accommodation including a family room leading to the garden, fitted wardrobes to the master bedroom and modern bathroom suite. Viewing is highly recommended to fully appreciate this lovely property.

Entrance Hall

UPVC door to the front, laminate wood flooring. Door leading into the lounge and stairs leading to the first floor.

Living room

Double glazed bay window to the front, carpets, radiator with cover and wall mounted shelving. Door leading into kitchen diner and summer room.

Kitchen Breakfast room

Fitted with a range of wall and base units with shaker style doors with cream fronts and wooden worktops, white ceramic sink and drainer, wood effect flooring, wall mounted radiator, double glazed window into family room, built-in dishwasher, electric oven and hob, extractor, built-in freezer, space for freestanding fridge, under stairs cupboard, two sets of ceiling spotlights.

Family room

Rear aspect double glazed window with views across the garden, wood effect flooring, wall mounted radiator, exterior door, inset ceiling spotlights.

Landing

Side aspect double glazed window, fitted carpet, airing cupboard, ceiling light and loft hatch.

Family Bathroom

Family bathroom comprising low level W.C., hand basin, built-in vanity cupboard, bath with shower over, tiled splashbacks, heated towel rail, wall mounted vanity cupboard, frosted double glazed window, ceiling light and underfloor heating.

Bedroom

Double glazed window to front, wall mounted radiator, built-in wardrobes with mirrored doors, carpets and ceiling light.

Bedroom

Double glazed window to the rear with views across the garden, carpets, wall mounted radiator and ceiling light.

Bedroom

Double glazed window to the rear with views across the garden, fitted carpet, wall mounted radiator and ceiling light.

Outside

The front of the property is mainly laid to lawn with central planting bed with mature tree and shrubs, gravel driveway leading to GARAGE (15' 2" x 7' 9") with up and over door and rear access. The rear of the property is mainly laid to lawn with paved patio area and pathways, mature borders, garden shed.

Agents Note

Mains gas, electric & water

Council Tax band C

EPC Current 72C - Potential - 88B

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ADDITIONAL INFORMATION

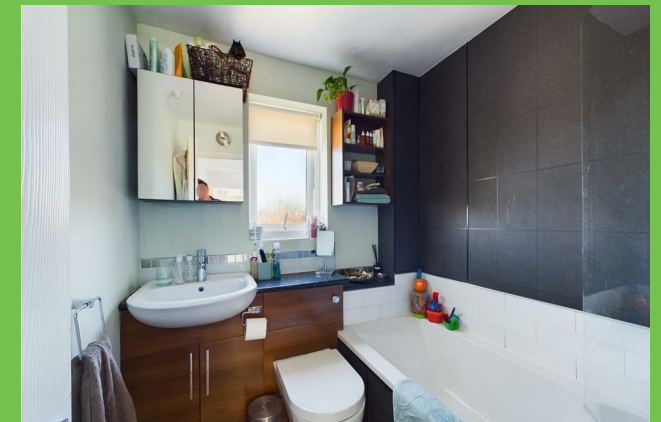
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold





15'3" x 8'0"
4.67 x 2.46 m

Building 2

Approximate total area⁽¹⁾

124.98 ft²
11.61 m²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	