



GROVE ROAD CROMER, NR27 0BY

£325,000
FREEHOLD

On the outskirts of Cromer in the quiet location of Suffield Park, this beautifully kept semi-detached house offers two spacious reception rooms, three double bedrooms and two bathrooms (one an ensuite).

The house features two modern bathrooms, ensuring that morning routines and evening unwinding can be done with ease and privacy. With glazed panel doors between the reception rooms and kitchen downstairs, light flows throughout the ground floor making a pleasant place to relax or entertain guests.

The location itself is a significant draw, with Cromer's stunning coastline and vibrant community just a stone's throw away. Residents can enjoy the convenience of the local amenities that Suffield Park has to offer, including shops, schools, and recreational activities, plus hospital and doctors surgery for peace of mind, all within easy reach.


HENLEYS
Residential Sales & Lettings

GROVE ROAD

- Three Double Bedrooms • Semi Detached • Quiet Location • Close to local shops • Front Garden/Driveway and Rear Enclosed Garden • Suffield Park • Close to Schools and Nursery • Off Road Parking • Close to Hospital and Doctors Surgery • Call Henleys To View



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

Overview

This beautifully maintained three bedroom semi detached house in the Suffield Park area of Cromer is ideal as a family home with off road parking and a low maintenance garden. The property is located close to amenities such as the hospital, doctors surgery, convenience stores, schools and the nursery.

Entrance

UPVC door and obscured double glazed window, double glazed window to side aspect, wall mounted radiator, space for shoe storage/coat hooks, wood effect vinyl flooring to immediate entrance leading to carpeted hall. Two glazed panel doors lead to 2 reception rooms. Carpeted stairs to first floor.

Living Room

Glazed panel door from entrance to living room, double glazed window to front aspect, French doors to rear aspect opening to rear garden, wall lights, wall mounted radiators, neutral two tone decoration with coving and carpeted floor. Glazed panel door opening to kitchen.

Kitchen

Double glazed window and obscured UPVC door to rear aspect, wall and base units with stone effect laminate worktop and upstand, white one and a half bowl sink with drainer and mixer tap, low level oven and gas hob with extractor hood over, glass splashback behind hob,

space for under counter fridge, freezer and space and plumbing for washing machine, wall mounted radiator, built in pantry, wall mounted gas boiler and wood effect vinyl flooring. Archway to second reception room/dining room,

Living/Dining Room

Double glazed window to front aspect, fireplace with neutral stone effect and hearth, timber mantelpiece, wall mounted radiator and carpeted floor. Glazed door to entrance.

Landing

White bannister and railing, doors to bedrooms one, two and three and the family bathroom. Loft hatch and carpeted floor.

Bedroom 1 - Double bedroom

Double glazed window to the front aspect, wall mounted radiator, exposed beam to corner of ceiling, inset ceiling lights, TV point and carpeted floor. Door leading to Ensuite.

Ensuite

Obscured double glazed window to rear aspect, step in shower with sliding door, electric shower, glass shelf for toiletries, dual flush close coupled WC, corner wall mounted basin, tiled splashbacks and wood effect vinyl flooring.

Family Bathroom

Obscured double glazed window to rear aspect, bath with electric shower over, shower curtain rail, basin

with mixer tap, dual flush close coupled WC, chrome ladder style heated towel rail, fully tiled walls and wood effect vinyl floor.

Bedroom 2 - Double Bedroom

Double glazed window to front aspect, wall mounted radiator, TV point, built in cupboard, traditional fireplace (not in use) and carpeted floor.

Bedroom 3 - Double bedroom

Double glazed window to the rear aspect, wall mounted radiator, TV point and carpeted floor.

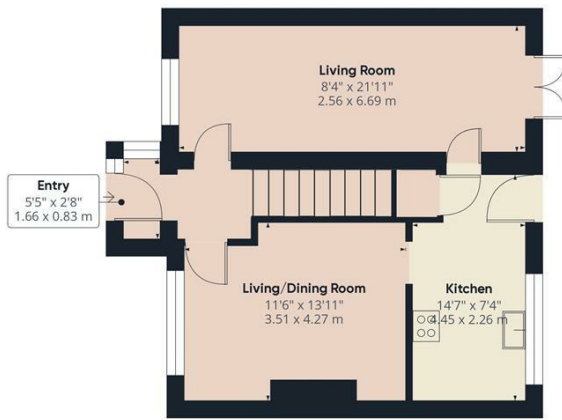
Outside

The front has a well maintained brick weave driveway with patio area beside and gravelled borders for low maintenance.

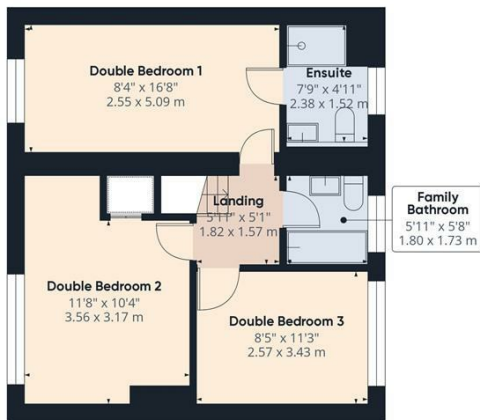
The rear garden is mainly gravelled with artificial lawn, decking and patio areas seamlessly complementing each other to make a perfect area for relaxing in the summer sun. The garden also boasts a large shed ready to store all your tools, bikes and outdoor furniture etc.

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Ground Floor



Floor 1

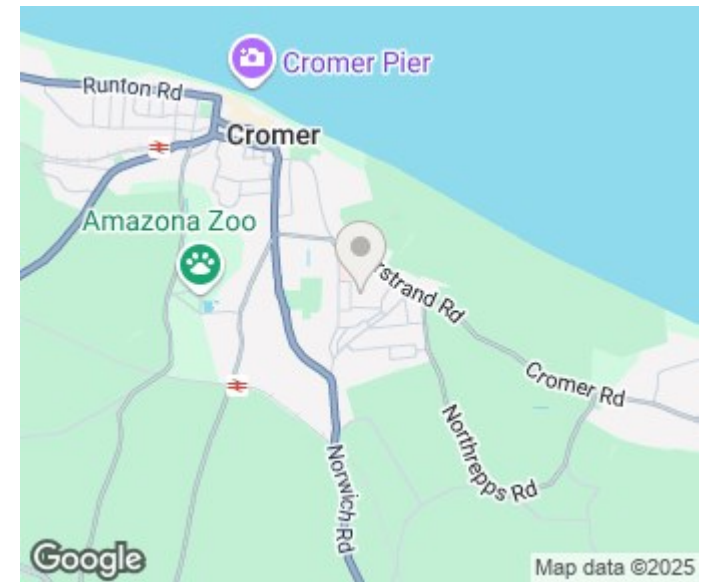
Approximate total area[®]
923.66 ft²
85.81 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	