



41 BERNARD ROAD CROMER, NR27 9AW

£335,000
FREEHOLD

This beautiful property lies in a quiet residential area close to the beaches and town centre in the highly sought after seaside town of Cromer. Cromer was voted "The second best place to invest in the country" according to The Times newspaper. The current owners have lovingly updated this semi detached property to a beautiful standard throughout with this ideal family home benefitting from a new boiler in November 2024. This stunning home is a MUST SEE and consists of entrance hall, lounge, open plan kitchen diner ideal for family gatherings and entertaining. To the first floor are three double bedrooms and a family bathroom. The garden to the rear is fully enclosed and there is a driveway to the front for two cars. The property is in an ideal location for the stunning beaches, supermarkets, train station, schools and all the amenities Cromer had to offer.. VIEWING HIGHLY RECOMMENDED


HENLEYS
Residential Sales & Lettings

41 BERNARD ROAD

- Stunning throughout
- Semi detached house
- Three bedrooms
- Family bathroom
- Open plan kitchen dining room
- Beautiful lounge
- Seaviews
- Close to the beach, transport links and town centre
- Fully enclosed rear garden and parking to the front
- Ideal family home - viewing highly recommended



Cromer

Cromer is a typical fishermen town located on the heart of the North Norfolk coastline. Steeped in history and world famous for it's Cromer crab, a delicacy which is harvested just off the coastline along a chalk reef. The delicious brown crab is exported all over the world for its rich taste. Cromer came to popularity in Victorian times when the train line was built to serve the town. The train would bring holiday makers from London to its beautiful beaches.

Much can be seen of the Victorian era with many of the buildings and houses dating from that era still in the town. The famous author Clement Scott wrote about his love of Cromer giving the area its name of "Poppyland" which it is still referred to today. The town relies on tourism swelling the population during the summer months. Cromer's' famous carnival held in August is one of the UK's largest carnivals held every year. Cromer has excellent transport links to Norwich and beyond.

Cromer is renowned for its stunning beaches and vibrant community, making this property an excellent choice for those seeking a seaside lifestyle. With local amenities, shops, and eateries just a stone's throw away, you will find everything you need within easy reach.

Overview

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VIEWING HIGHLY RECOMMENED

Entrance Hall

Beautiful door to the front with stained glass. Wooden floors, radiator, under stairs storage and stairs leading to the first floor. Doors leading to the lounge and kitchen/dining room.

Lounge

This elegant lounge is a great family room for unwinding and enjoy time with loved ones . The lounge consists of a double glazed window to the front aspect, wooden flooring, wall mounted radiator and stunning feature fireplace and surround with inset coal effect gas fire. TV point.

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Kitchen & Dining room

A fantastic open plan room combining kitchen and dining areas. Double glazed window to the rear aspect and uPVC French doors open to the rear garden.

Wooden flooring, built-in walk-in pantry and further storage cupboard. The kitchen has a range of base and wall mounted units with solid timber worktops over. Integral appliances include a Zanussi electric double oven and grill with inset induction four ring hob with stainless steel extractor hood and downlight over. Built-in dishwasher. Inset stainless steel sink and draining board. Spaces for washing machine and upright fridge-freezer.

Landing

Double glazed window to the rear aspect, carpeted flooring, doors to the three bedrooms and family bathroom.

Bedroom One

Double glazed window to the front aspect with sea views, wooden flooring and wall mounted radiator.

Bedroom Two

Double glazed window to the rear aspect, wooden flooring and wall mounted radiator.

Bedroom Three

Double glazed window to the front aspect, carpeted flooring and wall mounted radiator.

Bathroom

Double glazed opaque window to the rear aspect. A

spacious bathroom with a quadrant shower cubicle, corner bath, dual-flush WC and vanity wash hand basin. Easy clean aqua board walls, dual voltage shaver point, chrome towel rail heater and extractor fan. Airing cupboard.

Garden

The garden to the rear is fully enclosed with a gate to the side to access the front of the property.

The garden is mainly laid to lawn with a raised deck area, patio and shed.

Driveway

To the front of the property is an off road parking area for two cars. To one side is a passage to the rear garden.

Agents note

Mains gas, electric & water

New Boiler in November 2024.

EPC to be confirmed.

Council tax band B





41 BERNARD ROAD

ADDITIONAL INFORMATION

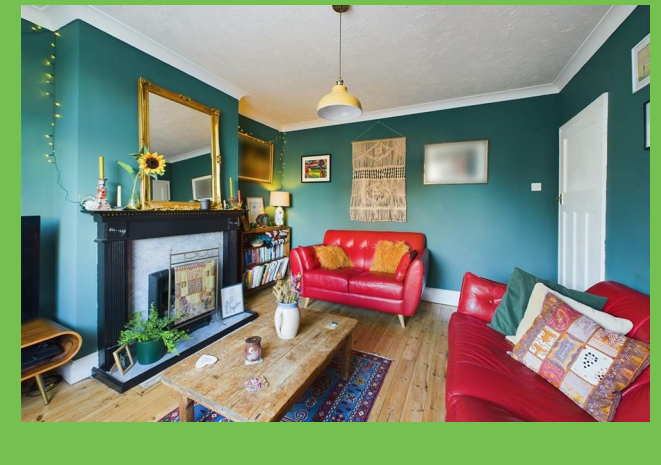
Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 904.27 sq ft

Tenure – Freehold





Ground Floor



Floor 1

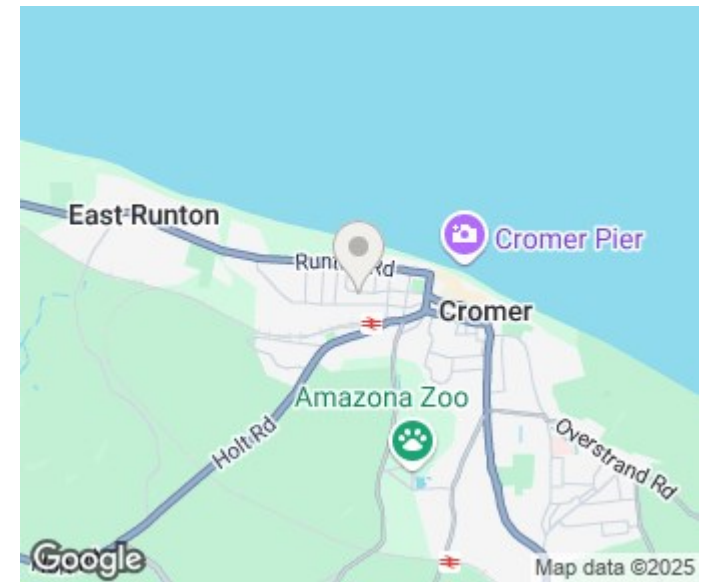
Approximate total area⁽¹⁾
904.27 ft²
84.01 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE 360



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