

## CONNAUGHT ROAD

### CROMER, NR27 0BZ

£250,000  
FREEHOLD

This beautifully maintained three bedroom terraced house in the residential area of Connaught Road, Suffield Park comprises of a traditional style living room, dining room leading into kitchen, stylishly designed downstairs shower room, a lean to at the rear and the aforementioned three bedrooms. With a close to 100 foot long rear garden with multiple areas consisting of lawned areas with shrubbed/bushed borders, outbuildings and paved areas for entertaining.

A carefully converted attic space that could make an additional bedroom (STPP), currently accessed by a fold down ladder, currently used for storage but with huge potential.

Being in close proximity to all three of Cromer's schools, Cromer Hospital, Doctors Surgery and Convenience shop, this three bedroom terraced house would make an ideal first home for a growing family.

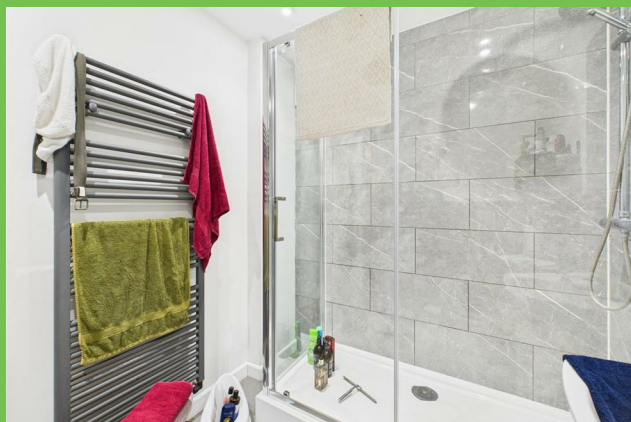
Call Henleys to book a viewing.

**H**  
**HENLEYS**  
Residential Sales & Lettings



## CONNAUGHT ROAD

- Three bedroom terraced house
- Close to Cromer's schools
- Potential for fourth bedroom (STPP)
- Close to Cromer Hospital & Doctors Surgery
- Large rear garden
- Close to local convenience shops
- Downstairs shower room
- Close to Cromer Cricket Club, Cromer Football Club and Tennis courts
- Call Henleys to book a viewing



### Cromer

As featured 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 terraced house in the residential area of Connaught Road, Suffield Park comprises of a traditional style living room, dining room leading into kitchen, stylishly designed downstairs shower room, a lean to at the rear and the aforementioned three bedrooms. With a close to 100 foot long rear garden with multiple areas consisting of lawned areas with shrubbed/bushed borders, outbuildings and paved areas for entertaining.

A carefully converted attic space that could make an additional bedroom (STPP), currently accessed by a fold down ladder, currently used for storage but with huge potential.

Being in close proximity to all three of Cromer's schools, Cromer Hospital, Doctors Surgery and Convenience shop, this three bedroom terraced house would make an ideal first home for a growing family.

Call Henleys to book a viewing.

### Entrance Porch

Enter through an obscure glazed door into an entrance porch with space for shoe storage and coat hooks and with a window to the side aspect.

### Living Room

Double glazed window to front aspect, wall mounted radiator, marble effect hearth with painted timber surround/mantel, built in TV unit with storage under, TV point, phone point, wall mounted lighting, complementary designer ceiling light, coving and wood effect laminate flooring.

### Dining Room

Enter the dining room from the hallway, exposed beams to the ceiling, brick fireplace, tiled hearth, built in under stairs cupboard, space for dining table and treated exposed floorboards.

### Kitchen

Stable type door to rear exterior, wall and base units, granite effect laminate worktop, ceiling light, long rectangular skylight, space for under counter fridge, space for freestanding fridge/freezer, freestanding cooker with tall metallic splashback, wall lights and wood effect vinyl flooring.

### Shower Room

Obscured double glazed window to side aspect, large shower enclosure with sliding door, exposed shower valve with rainfall and handset on riser rail, extractor fan, pedestal basin, dual flush close coupled WC, wall mounted fan heater, tall ladder style heated towel rail, wall tile splashback and tiled floor.

### Bedroom One

Double glazed window to the front aspect, wall

mounted radiator, built in storage shelves, ceiling light, cupboard housing boiler and wood effect flooring.

### Bedroom Two

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

### Bedroom Three

Double glazed window to the rear aspect, wall mounted radiator, built in wardrobe, ceiling light and carpeted floor.

### Attic Space

A carefully converted attic space that could make an excellent additional bedroom with access added (STPP), currently accessed by a fold down ladder and used for storage but with huge potential.

### Outside

A close to 100 foot long rear garden with multiple areas consisting of lawned areas with shrubbed/bushed borders, outbuildings and paved areas for entertaining.

### Agents Note

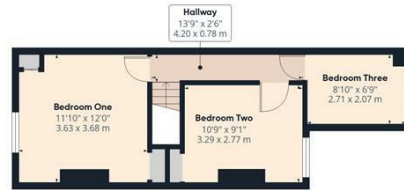
Mains electric, water, drainage and gas.

## 23 CONNAUGHT ROAD





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
984 ft<sup>2</sup>  
91.5 m<sup>2</sup>

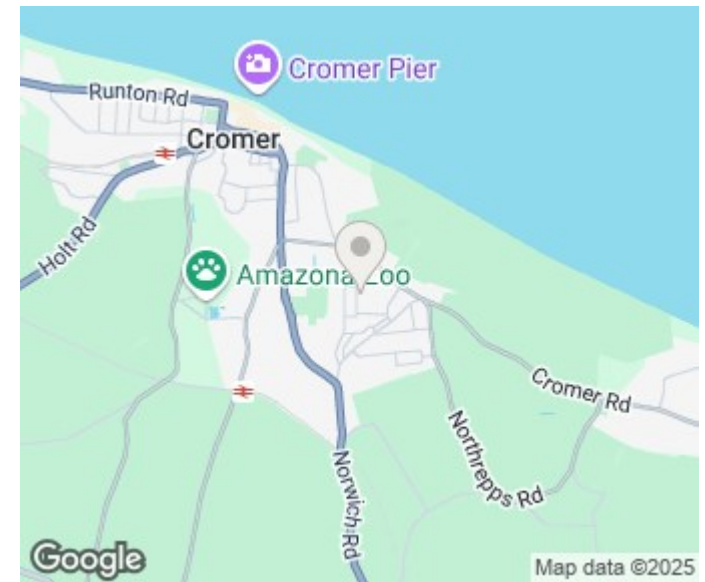
Reduced headroom  
38 ft<sup>2</sup>  
3.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	