



8 ROSEBERY ROAD

CROMER, NR27 0BX

£250,000
FREEHOLD

This end terrace property lies in a fantastic residential area of Cromer. This four-bedroom house lies within walking distance to shops, schools, beaches, parks, doctors' surgery and is Cromer town centre. This property would make an ideal family home.


HENLEYS
Residential Sales & Lettings

8 ROSEBERRY ROAD

- FOUR BEDROOMS • END TERRACE • IMMACULATE THROUGHOUT • TWO RECEPTION ROOMS • FITTED KITCHEN • LOW MAINTENANCE REAR GARDEN • FANTASTIC LOCATION • CLOSE TO SHOPS, SCHOOLS, DOCTORS • WALKING DISTANCE TO BEACH AND TOWN CENTRE • VIEWING HIGHLY RECOMMENDED



CROMER

Cromer has a good array of independent shops and national supermarkets. There are also many restaurants, cafes and public houses in the town and close by.

Cromer and District Hospital, dental surgeries, a GP surgery, an infant, junior and academy school within the town. The region's historic capital, Norwich, is just over 20 miles away. Norwich is the main commercial, cultural, retail, entertainment and transport link for the county. Cromer has railway links to Norwich, the Broads and its neighbouring town Sheringham.

LOUNGE

Double glazed bay window and door to the front, laminate wooden floor, radiators, stunning fireplace with gas fire. Door leading to inner hall with stairs to the first floor and door leading into dining room.

DINING ROOM

Laminate white wood floors, radiator, stunning feature fireplace, understairs storage and door into outer porch. Opening into kitchen.

KITCHEN

Double glazed window to the side, part tiled, wall and base units, worktops, stainless steel sink drainer, gas hob with extractor fan- and built-in oven. Space and plumbing for washing machine. Door leading into rear hall area.

REAR HALL

Tiled floor, the current owners have a large American

style fridge freezer in this space, wall mounted gas central heating boiler, door to bathroom and door leading to rear garden.

BATHROOM

Double glazed window to the side, fully tiled, wash hand basin, WC, bath with shower, wall mounted vanity unit and radiator.

LANDING

Carpets, radiator, spotlights, doors leading to bedrooms and stairs to master suite.

BEDROOM

Double glazed window to the front, carpets, radiator, built in storage and built-in cupboard.

BEDROOM

Double glazed window to the rear, carpets, stunning fireplace, spotlights and radiator.

BEDROOM

Double glazed window to the rear, carpets, spotlights, loft access and carpets.

2ND FLOOR MASTER SUITE

Wooden stairs leading to master suite. Built in shelving, spotlights, radiator, double glazed window to the front, built in cupboard, storage into eaves. Door leading into ensuite shower room.

EN SUITE

Double glazed window to the rear, tiled floor, shower cubicle, wash hand basin and WC.

COURTYARD GARDEN

Low maintenance garden to rear with shed and gate to access side of the property.

AGENTS NOTE

EPC: CURRENT E51 POTENTIAL C77

COUNCIL TAX BAND B

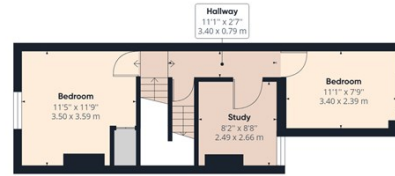
GAS CENTRAL HEATING

8 ROSEBERY ROAD





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
 956.54 ft²
 88.87 m²

Reduced headroom
 6.08 ft²
 0.56 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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	