



HALL ROAD , CROMER, NR27 9JQ

£585,000
FREEHOLD

If you are looking for peace and quiet in a tranquil setting this property ticks all the boxes. Inglenook lies on the outskirts of Cromer nestled between the beautiful Seaside town of Cromer and the village of Felbrigg with its beautiful walks and The national trust Felbrigg Hall.

This idyllic property is approached by a long shared driveway leading to this hidden gem. Inglenook consists of a spacious entrance hall with doors leading to the study and the rest of the property. There is fitted kitchen with open plan breakfast-dining area, fireplace and wood burner, perfect for cosy gatherings. From the kitchen the doors lead into the more formal dining room and conservatory with views over the rear garden. The dining room leads into the generous lounge with wood burner. There is a hallway off the kitchen breakfast area that leads to the utility room and bedrooms on the ground floor. There are three double bedrooms to the ground floor a family bathroom along with an ensuite to the master bedroom.

To the first floor is another double bedroom and storage into the eaves.

To the outside there is a large driveway with ample parking, carport and workshop. The mature garden wraps around the property with a wealth of shrubs. There is gate to the rear garden that allows access to "weavers Way" allowing access to countryside walks and Cromer town. If you are looking for country setting within a short distance from a seaside town this property should be viewed.


Residential Sales & Lettings

HALL ROAD

- Detached beautifully presented four bedroom property
- Study
- Three reception rooms
- Conservatory
- Ensuite to the master
- Family bathroom
- Countryside setting
- Fitted kitchen & breakfast room
- Driveway & carport
- Garden & workshop



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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Agents Note

Freehold

Council tax band B

Main Electric Water & Drainage

Solar Panels

INGLENOOK HALL ROAD





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1354.96 ft²
125.88 m²

Reduced headroom

122.27 ft²
11.36 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.

GIRAFFE360



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	