



## NELSON HEIGHTS , CROMER, NR27 9SQ

£285,000  
FREEHOLD

This beautifully presented 2 bed, modern end terrace is ideally located for the town, local supermarkets and public transport links. It has a garage and parking, low maintenance gardens and is immaculate throughout. Early viewing is highly advised to appreciate all it has to offer.

  
Residential Sales & Lettings

# NELSON HEIGHTS

- Beautifully presented end terrace
- 2 bedrooms
- Low maintenance gardens
- Garage and parking
- Ideally located for the town
- Conservatory
- Views over the town and sea



## FIRST IMPRESSIONS

The property sits on an elevated position with views of the town and beyond from the front aspect. To the front is a sloping artificial lawned area and footpaths to the main entrance and to the access door to the garage.

## ENTRANCE HALL

From the entrance hall, doors open to the lounge and WC. carpeted stairs rise to the first floor.

## LOUNGE

Double glazed bay window to the front aspect with views towards Cromer town. Engineered wooden flooring, TV point and door to under stairs storage cupboard. An open archway leads to the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

double glazed window and French doors to the conservatory. The kitchen has a range of base and wall mounted units with wood effect worktops over with inset sink and draining board. Space for electric cooker with extractor hood over. Spaces for washing machine and fridge. Wall mounted gas boiler.

## CONSERVATORY

Double glazed over dwarf brick walls with doors opening to the rear garden.

## FIRST FLOOR

On the first floor there are two double bedrooms, one of which has a built-in wardrobe and views over the town. The shower room has a large walk-in shower, WC and wash hand basin with a vanity mirror unit over.

## REAR GARDEN

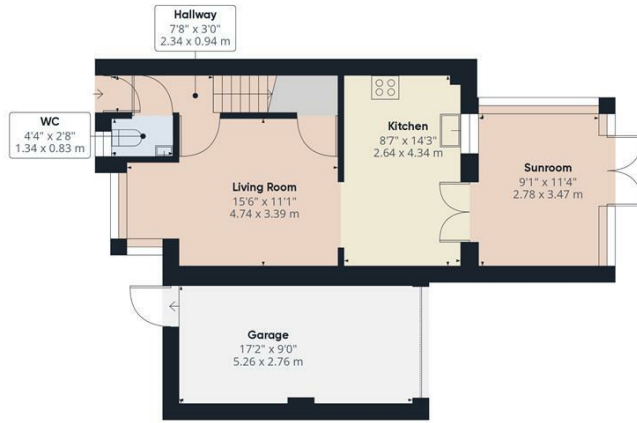
The rear garden is a mixture of an artificial grass area with decking and a patio area. A gate leads to the driveway which in turn leads to the garage.

## GARAGE

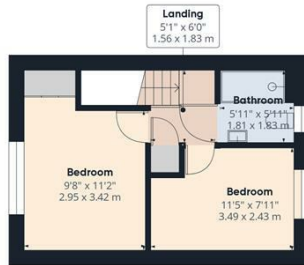
The main entrance to the garage is accessed off Fulcher Avenue. To the front is an extra parking area. The garage has an electric roller door, power points and lighting and an access door to the front of the property.

## 5 NELSON HEIGHTS





Ground Floor



Floor 1

Approximate total area<sup>91</sup>  
899.59 ft<sup>2</sup>  
83.58 m<sup>2</sup>

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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	