



## 5 Canada Road, Cromer, NR27 9AH

**£360,000**

- 3/4 Bed Detached Property
- Close walk to the Sea Front
- Driveway Parking
- EPC Rating: TBC

Located central to the town and just a few minutes walk to the sea front, this 3/4 bed detached property has enormous potential to be a lovely home. With parking and gardens, no upward chain, early viewing is high advised to appreciate all it has to offer. NO UPWARD CHAIN!! Call Henleys for details.





## Property Description

### FIRST IMPRESSIONS

To the front of the property is a paved area with hedge borders and mature shrubs leading to the front door and annexe/bed 4 door. To one side is a brick weave driveway which leads to the rear garden via timber gate. A stained glass uPVC door opens into the front hall. Double fronted bay windows to the front aspect.

### FRONT HALL

From the hall, doors open to the lounge and dining rooms. Carpeted stairs rise to the first floor.

### LOUNGE

Double glazed bay window to the front aspect and further double glazed window to the rear aspect. Exposed parquet flooring, feature fireplace with inset coal effect gas fire and mantelpiece surround, serving hatch to the kitchen. Wall mounted radiators, dado rail and decorative coving. TV, satellite and phone points.

### DINING ROOM

Double glazed bay window to the front aspect with a screened wall mounted radiator, door to annexe/bed 4 and further door to the kitchen. Wood effect laminate flooring.

### KITCHEN

Double glazed window to the side aspect with a range of base and wall units with worktops over. Integral appliances include a double electric oven and grill, built-in fridge and freezer, washing machine, two ring halogen hob with filter extractor fan and downlight over, inset stainless steel sink and draining board. Under stairs pantry and wall mounted radiator. A glazed door opens to the conservatory.

### CONSERVATORY

Double glazed windows over dwarf walls to three aspect and French doors opening to the garden. Built in boiler cupboard and sliding doors to a WC which also has a sink and chrome towel rail heater.







#### BED 4/ANNEXE

Double glazed window to the rear aspect and glazed uPVC door opening to the front drive. Within the room is a separate shower room and WC. TV point and wall mounted radiator.

#### FIRST FLOOR LANDING

Double glazed window to the rear aspect. Doors open to the 3 bedrooms and family bathroom. Storage cupboard and loft access hatch.

#### BEDROOM 1

Double glazed to the front aspect with built-in wardrobe and drawer units. Vinyl flooring and a wall mounted radiator.



#### BEDROOM 2

Double glazed to the front aspect with built-in wardrobes and drawer units. Carpeted flooring, ceiling mounted fan and lighting vanity wash hand basin and a wall mounted radiator.

#### BEDROOM 3

Double glazed to the rear aspect with built-in wardrobe with mirror fronted door. Vinyl flooring, wall mounted radiator and vanity wash hand basin.

#### BATHROOM

Double glazed opaque window to the rear aspect. Four piece suite which includes a Jacuzzi bath with brass mixer tap and shower attachment over, period style WC and wash hand basin, walk-in shower and tile effect vinyl flooring. Extractor fan and wall mounted radiator.



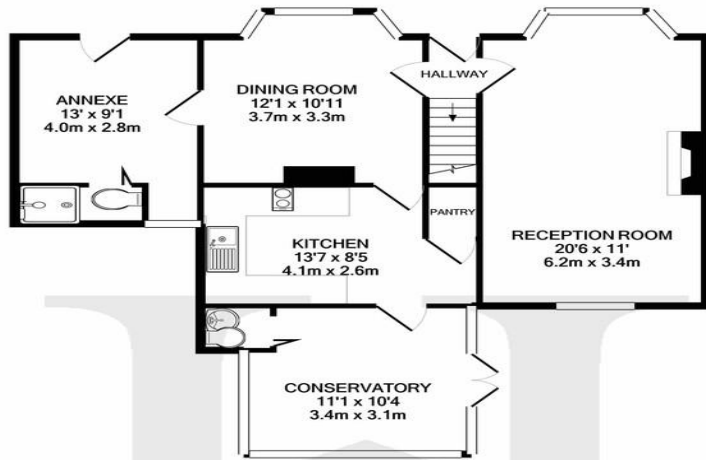
#### REAR GARDEN

The enclosed rear garden is mainly laid to patio paving with a summerhouse in one corner. (The summerhouse has electric power)

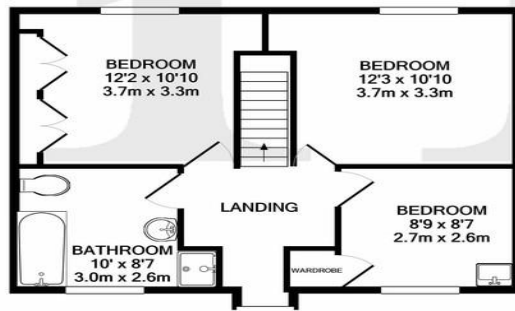
#### EPC

Current rating: D63

Potential rating: C79



GROUND FLOOR  
APPROX. FLOOR  
AREA 717 SQ.FT.  
(66.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1196 SQ.FT. (111.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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