



## 12 Westcliff Avenue, Cromer, NR27 9BA

**Guide Price £450,000**

- Detached house
- Immaculate throughout
- Seaviews
- EPC Rating: TBC

This stunning detached four bedroom house would make an ideal and family home with flexible living and scope to work from home with a room attached to the detached garage. The property lies in a perfect location, quiet yet within a stones throw from the stunning beaches and the shops and amenities that Cromer has to offer.



## Property Description

### ENTRANCE HALL

Door to the front, tiled floor, spot lights and door leading into lounge diner.

### LOUNGE/DINER

Double glazed bay window to the front, laminated wood floors, wall mounted contemporary slimline radiators and door leading into inner hall and further reception rooms.

### INNER HALL

Door to access the side of the property, carpets, radiator, under stairs storage, stairs to the first floor, door to kitchen and opening into study area.

### KITCHEN

Stunning family kitchen, double glazed bay window to the side, sink drainer, wall and base units and larder cupboards, worktops, built in microwave, large extractor fan and range master, built in cupboard, space for large American fridge freezer and dishwasher. Spot lights, laminate wood floors and stunning island with granite worktop and built in drawers and cupboards.

### STUDY

Double glazed window to the side, carpets, radiator and built in shelving.

### UTILITY ROOM

Stunning stone tiled flooring, loft access, wall units and cupboard, worktops with subway splashback tiles, space and plumbing for washing machine and dryer, radiator and doors leading to ground floor bedroom, shower room and conservatory.

### SHOWER ROOM

Double glazed window to the rear, spotlights and extractor fan, fully tiled and tiled flooring, WC, wash hand basin, shower cubicle and period style radiator.

### GROUND FLOOR BEDROOM





Double glazed window to the side, laminate wood flooring and radiator.

#### CONSERVATORY

UPVC windows to the side and the front with doors leading to patio and garden. Wood effect flooring, wall mounted lights and radiator.

#### LANDING

Carpets, loft access, doors off to bedrooms and bathroom and WC.

#### BEDROOM

Double glazed window to the side, carpets and radiator.



#### BEDROOM

Double glazed window to the front, carpets and radiator.

#### BEDROOM

Double glazed bay window to the front with sea views, carpets and radiator.

#### WC

Double glazed window to the rear, laminate wood flooring, radiator and part tiled.

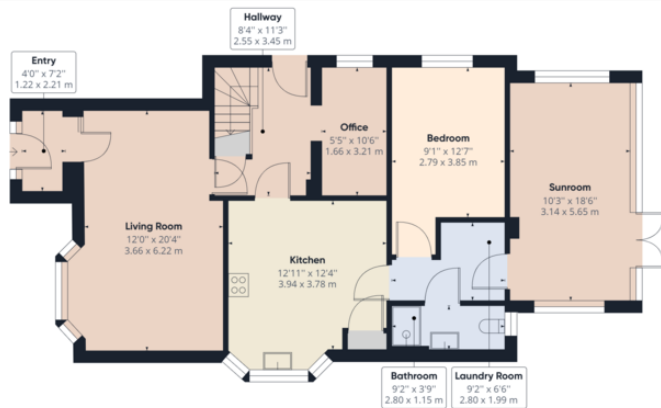
#### BATHROOM

Double glazed window to the rear, fully tiled, WC, wall mounted mirror and vanity unit. Wash hand basin, bath with glass screen, shower fitting and tiled floor.

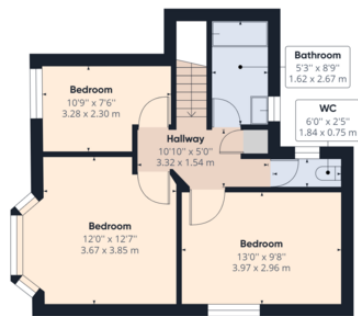


#### OVERVIEW

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



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1519.11 ft<sup>2</sup>  
141.13 m<sup>2</sup>

(1) 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.

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railway links to Norwich, the Broads and its neighbouring town Sheringham.

#### FRONT

To the front of the property there is a large driveway and garage with plenty of parking for a large family or guests.

#### REAR GARDEN AND BUILDING

Large garden to the rear mainly laid to lawn with shrubs borders and trees. Patio area and summer house. There is access to the garage from the rear with electric lights and electric door.

Separate utility room with wall and base units and worktops, large sink and plumbing and space for a washing machine.

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