

Arnolds | Keys



Harmony House, Cremers Drift, NR26 8HY
Guide Price £975,000



Property Features

- Superb specification
- Beautifully proportioned
- Adaptable accommodation
- Five Bedrooms, Five Bathrooms
- Within easy reach of the Town Centre
- Gas fired central heating

Harmony House is a stunning individual property located just south of the Town Centre and having recently undergone a significant re-furbishment to the highest of standards. The property is beautifully proportioned and offers adaptable accommodation for those seeking a family home with the option of a home office too.

Cremers Drift is an established residential area and is within easy reach of the Town Centre and all transport facilities which provide access to the county capital of Norwich. Properties of this quality, size and location do not become available often and seriously interested applicants are invited to arrange a private viewing to appreciate all it has to offer.

During the recent renovation works, the property was completely re-roofed, then re-rendered with Monocouche coloured render, all new windows and doors were fitted, the property re-plumbed and re-wired to include Cat 6 cabling, a Rako lighting system and Systemline 7 audio.

STORM PORCH

With solid oak door opening to:

ENTRANCE LOBBY

UPVC window to the side. The lobby then opens up to:



RECEPTION HALL

With seagrass floor covering, radiator, large built-in cloaks cupboard, glazed light panel in ceiling, turning staircase to first floor.

CLOAKROOM

Contemporary suite of close coupled w.c., wall hung vanity wash basin with cupboard beneath, radiator, built in store cupboard, tiled floor, part tiled walls.

LIBRARY

Radiator, UPVC window to front aspect. Seagrass floor covering.

INNER HALLWAY

With radiator and leading to:

SITTING ROOM

A beautifully proportioned room enjoying two aspects including south-facing glazed casement doors opening to the garden. Three radiators, TV aerial point, recess housing wood burning stove, seagrass floor covering.

KITCHEN/DINING ROOM

Beautifully fitted with a comprehensive range of base and wall units in Stiffkey blue, with solid quartz work surfaces incorporating double bowl sink, integrated dishwasher, floor to ceiling units designed to conceal fridge and freezer, Aga electric range cooker, casement doors to garden and second aspect to the side. two radiators. Door to:

UTILITY ROOM

Further range of matching base units with quartz work surfaces, provision for automatic washing machine, radiator, UPVC door and window to rear, wall mounted Worcester boiler providing central heating and domestic hot water. Door to:

WALK-IN PANTRY

With fitted shelving and the base units for the lighting and sound system.



REAR ENTRANCE PORCH

With two large walk-in store cupboards.

STUDY/SNUG

UPVC window, radiator, second staircase leading to the first floor with understairs cupboard. TV aerial point.

FIRST FLOOR

GALLERIED LANDING

Radiator, UPVC window. This area then opens up to a larger landing area with radiator, access, via ladder to roof space, two recessed part-glazed storage cupboards







GUEST BEDROOM

Built in wardrobe cupboard, radiator, UPVC window.

SHOWER ROOM

Double width shower cubicle with mixer shower, wall hung vanity wash basin with cupboard beneath, UPVC window, heated towel rail, part tiled walls.

BEDROOM 2

Built in airing cupboard housing pressurised hot water system, further fitted wardrobe, radiator, UPVC window, glorious views to the sea in the distance.

ENSUITE

Panelled bath with shower over, wall hung vanity wash basin with cupboard beneath, close coupled w.c., part tiled walls, wall mirror, UPVC window.

BEDROOM 3

Radiator, UPVC window.

ENSUITE

Panelled bath with shower over, wall hung vanity wash basin with cupboard beneath, close coupled w.c., part tiled walls, wall mirror, UPVC window.

PRINCIPAL BEDROOM

A beautifully proportioned room with UPVC window to the south aspect, radiator.

ENSUITE

Double width shower cubicle with mixer shower, wall hung vanity wash basin with cupboards beneath, close coupled w.c., panelled bath, heated towel rail, marble tiled floor and walls, UPVC window.

DRESSING ROOM

With fitted shelving and hanging space.

BEDROOM 4

Dual aspects; one to the front, the other opening to the BALCONY with glass and stainless steel balustrade with far reaching views to the coast.

ENSUITE

Panelled bath with shower and screen over, wall hung vanity wash basin with cupboard beneath, close coupled w.c., heated towel rail, tiled walls.

OUTSIDE

Outbuildings include a GREENHOUSE, a timber STUDIO, insulated and with electric light and power. GARAGE with light and power. CAR PORT.

GARDENS

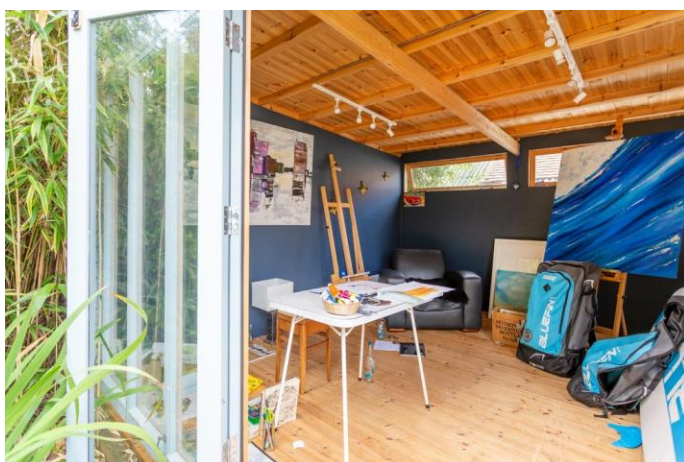
The property stands in a fully enclosed plot with mature hedges and walls surrounding. A driveway leads to the garage and a pathway to the main entrance. The gardens have been landscaped to include a number of mature shrubs and flowering plants. There is a patio area immediately outside the dining room and this in turn leads to some raised flower beds and the lawned garden which is on two levels and enjoys a southerly aspect. At the rear of the property is a small, raised vegetable garden.

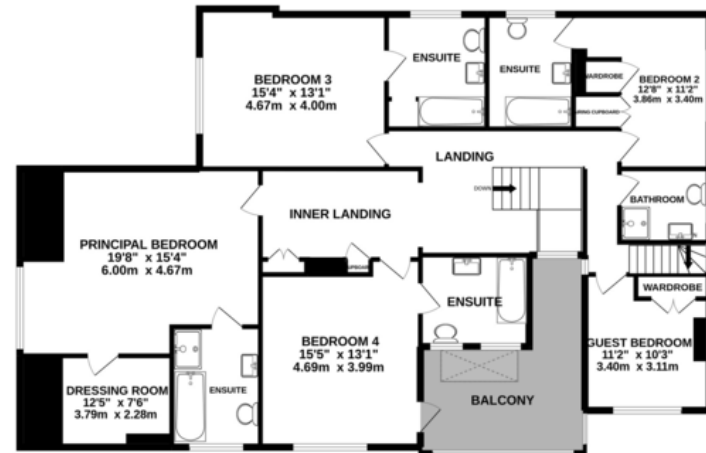
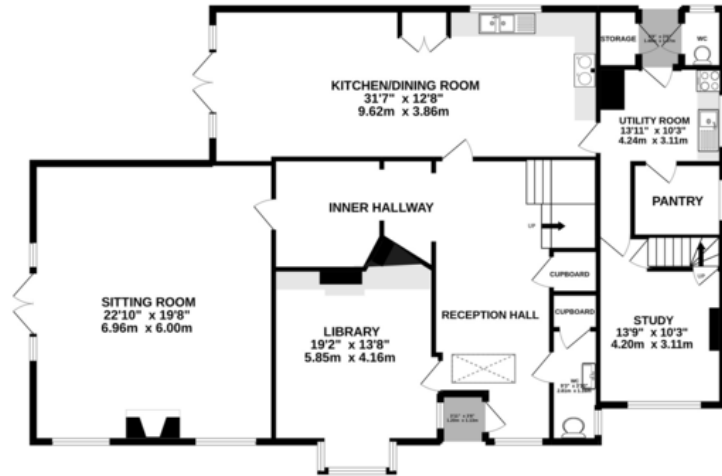
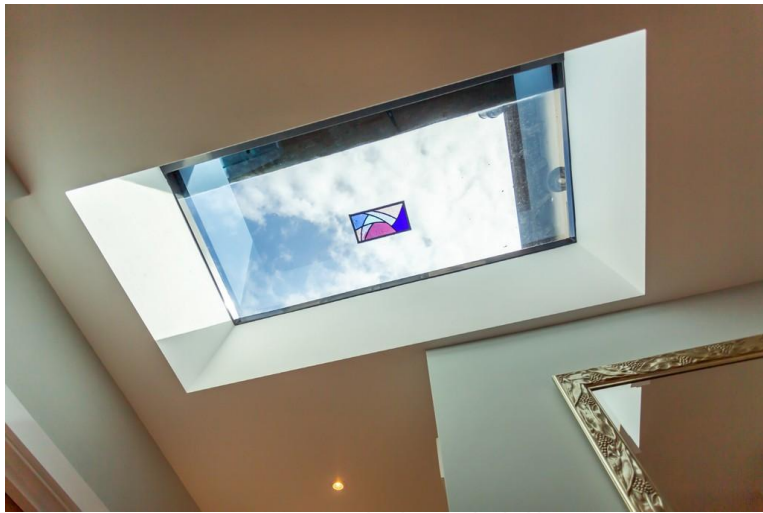
AGENTS NOTE

The property is freehold, has the benefit of all mains services and has a Council Tax rating of Band F and an EPC Rating of C

VIEWING

Strictly by appointment with Arnolds Keys Coastal office on 01263 822373.





TOTAL FLOOR AREA : 3329 sq.ft. (309.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022

11 Station Road
Sheringham
Norfolk
NR26 8RE

arnoldskys.com
coastal@arnoldskys.com
01263 822373

Monday - Friday: 9am - 5.30pm
Saturday: 9am - 4pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential buyers are advised to recheck the measurements.