



118 Cromer Road
Norwich, Norfolk, NR6 6XN

BROWN & CO



118 Cromer Road, Norwich, Norfolk, NR6 6XN

A detached four bedroom family home offering versatile accommodation with the benefit of a self-contained annexe.

Acreage – 0.151 acres (stms).

£525,000



DESCRIPTION

No. 118 Cromer Road comprises a striking four-bedroom detached family home offering well-arranged, and versatile accommodation on two excellent floors. The current owners have carried out a superb renovation programme creating a functional residence with the benefit of a self-contained ground floor annexe suiting buyers keen to take advantage of the multi-generational opportunity on offer.

The house is constructed of rendered brick elevations under a pantile roof and is approached via the front into the main reception hall. Access is provided into the sitting room which enjoys an open plan feel linking in well with the kitchen dining room and conservatory. The kitchen itself benefits from a range of integrated appliances and offers access to the annexe/kitchenette part of the property. The annexe can be used in conjunction with the house or separately enjoying its own entrance from the front. There is a functional kitchenette measuring 21ft. Off this room is a double bedroom and en-suite bathroom.

On the first floor there are three double bedrooms and a family bathroom positioned off the main landing. The four-piece suite family bathroom is worthy of special mention.

The gardens and grounds act as a major feature of the house and have been beautifully designed by the current owners. 118 Cromer Road is approached to the front off the main Cromer Road into a brick weave driveway. There are a number of raised rendered flower beds which border the parking area.

The rear gardens are mainly laid to lawn and are beautifully bordered by panel fencing and mature foliage offering privacy from neighbouring properties. A slope flows round to the side of the garden and provides access into the outbuilding which is nicely positioned on the rear boundary. The current owners currently use the outbuilding as a gym but could easily be used for a number of different purposes including home working.

Services – Mains drainage, mains water, mains electricity, mains gas central heating.

Local authority – Norwich City Council.

LOCATION

Located within this popular north city suburb which boasts a wide and varied range of shopping facilities and amenities.

DIRECTIONS

Head away from Norwich on the Aylsham Road and at the Boundary traffic lights and roundabout continue onto Cromer Road. The property will be found after a short distance on the right-hand side.

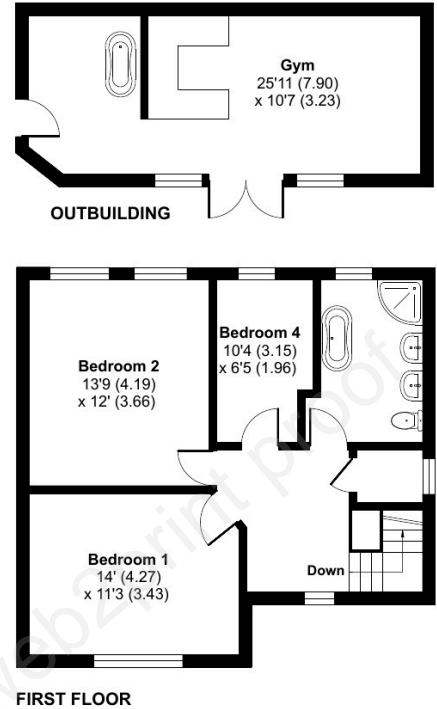
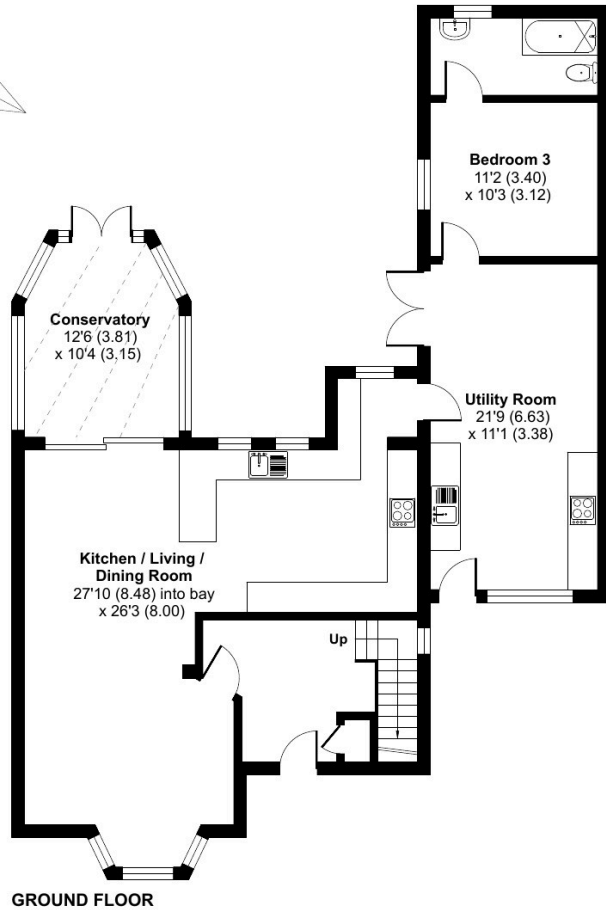
AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

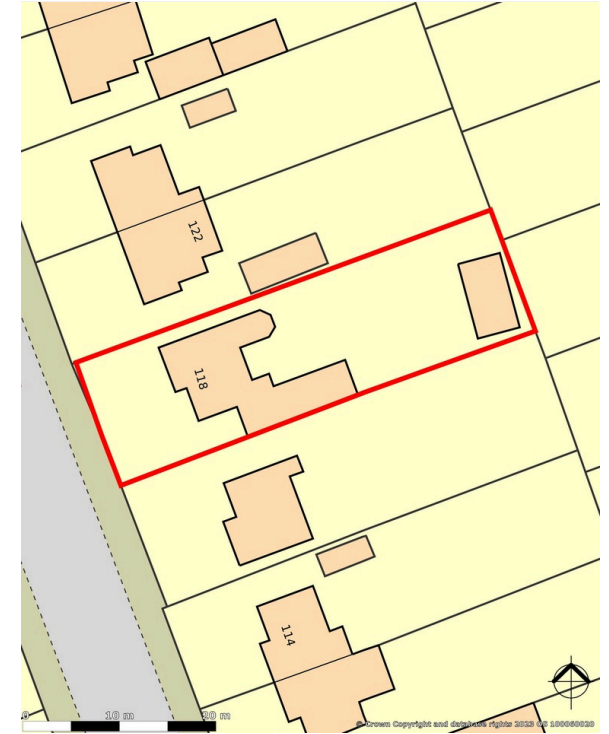






Cromer Road, Norwich, NR6

Approximate Area = 1824 sq ft / 169.4 sq m
 Outbuilding = 275 sq ft / 25.5 sq m
 Total = 2099 sq ft / 195 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlc/hecrom 2023. Produced for Brown & Co. REF: 990398

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