



The Conifers, Cromer

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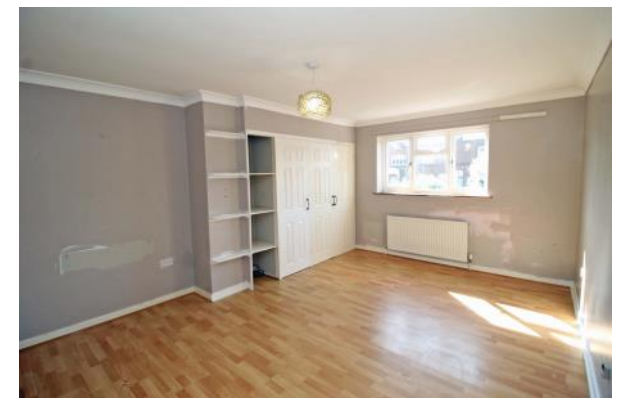
**The Conifers, Park Road, Cromer  
Norfolk NR27 OAE.**

Holt 10 miles, Blakeney 14 miles

Norwich 23 miles

A detached spacious family sized house situated towards the east outskirts of the town and convenient for the towns sandy beach and links golf course. Now in need of updating the property presently offers 4 reception rooms and 4 bedrooms (master en-suite) Outside there is off street parking and a private rear garden.

**GUIDE PRICE £450,000**



## The Property

The property offered for sale is a detached family size house set on the eastern side of the town, within walking distance of the golf course and beach. Now in need of updating the accommodation briefly comprises an entrance hall, a sitting room with an open fireplace, a dining room with double doors leading to a conservatory, a well fitted out kitchen, utility room, garden room, games room and a cloakroom. On the first floor, a landing leads to a large master bedroom with extensive fitted wardrobes, an en suite, three further bedrooms and a family bathroom. The property enjoys the benefit of gas fired central heating and UPVC sealed unit double glazed windows and doors. Outside, two double wrought iron gates lead to two driveways. There are lawned gardens to the front and rear of the house. This property is being sold with no upward chain.

## Location

The resort town of Cromer, standing beside the North Norfolk coast, is renowned, amongst other things, for its end of pier Pavilion Theatre. Other amenities include a cinema, bus and rail stations with services to Norwich and electrified rail connections to London Liverpool Street in under two hours. There is a regional airport at Norwich and sporting facilities – including the Royal Cromer 18 hole golf links with other courses available at Sheringham and West Runton. Cromer lawned tennis and squash club offers some of the finest grass courts in the county. Sailing facilities are available at Blakeney and on the Norfolk Broads.

## Directions

Leave Cromer town centre via Church Street. At the traffic lights proceed straight over into Norwich Road. After around 1/2 mile turn left into Station Road. Park Road will then be found on your right hand side after around two hundred yards. The conifers will then be found on the left identified by a Pointens for sale board.

## Accommodation

The accommodation comprises:

UPVC front door, leading to -

### Entrance Hall

Radiator. Staircase to first floor with cupboard under. Tiled floor.

### Cloakroom

Wc, wash basin.

### Sitting Room (17'9 x 12'5)

Open fireplace with radiator and telephone point. Tiled floor, double doors leading to -

### Dining Room (11'6 x 10'8)

Radiator. Tiled floor, double doors leading to -

### Conservatory (13' x 10')

Constructed of UPVC with single and double doors leading to the rear garden. Tiled floor.

### Kitchen (11' x 10'6)

Range of fitted base units with work surfaces over. Inset single one and half bowl sink unit with mixer tap. Fitted dishwasher. Double oven. Gas surface hob. Re-circulating hood over. Tiled splashbacks. Range of matching wall units. Breakfast bar. Radiator. Tiled floor.

### Utility Room (10' x 7'6)

Base unit with work surfaces and inset single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Radiator. Wall mounted gas fired boiler for central heating and domestic hot water. Tiled floor.

### Garden Room (19' x 6')

Fitted shelving. Tiled floor. Double and single doors leading to the rear garden.

### Games Room (18'4 x 9'10)

Radiator. Television point. Sliding door to the front garden.

## First Floor

### Landing

Airing cupboard with fitted shelving and factory lagged hot water cylinder. Access to left.

### Bedroom One (18' x 12'5)

Extensive range of fitted wardrobes and storage. Radiator. Wooden laminated flooring.

### En suite

Panelled bath with mixer tap and shower attachment. Shower screen. WC. Bidet. Pedestal washbasin. Radiator. Wooden laminate flooring.

### Bedroom Two (16'10 x 13'4)

Radiator. Fitted double wardrobe. Laminated wooden flooring.

### Bedroom Three (15' x 10')

Radiator. Double wardrobe. Wooden laminated flooring.

### Bedroom Four (11' x 10')

Radiator. Wooden laminated flooring.

## Bathroom

Panelled bath with shower over. Fitted shower screen. Pedestal washbasin. WC Bidet, radiator. Wooden laminated flooring.

## Curtilage

There are two pairs of wrought iron gates leading to two hard standing driveways. There is also a lawned front garden with various inset flower and shrub beds, A pedestrian gate leads down the side of the property and to a private rear garden which is mostly laid to lawn together with a patio, a wooden summer house, a wooden garden shed, flower and shrub beds. This is all fully enclosed by a mixture of hedging and brick walling.

## General Information

**Tenure:** Freehold.

**Council Tax Band:** Band E

**Energy Performance Certificate:** Band D.

**Local Authority:** North Norfolk District Council tel: 01263 513811.

**Services:** All mains services are connected.

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

**Ref:** H31127.

All our properties can be seen on the internet at

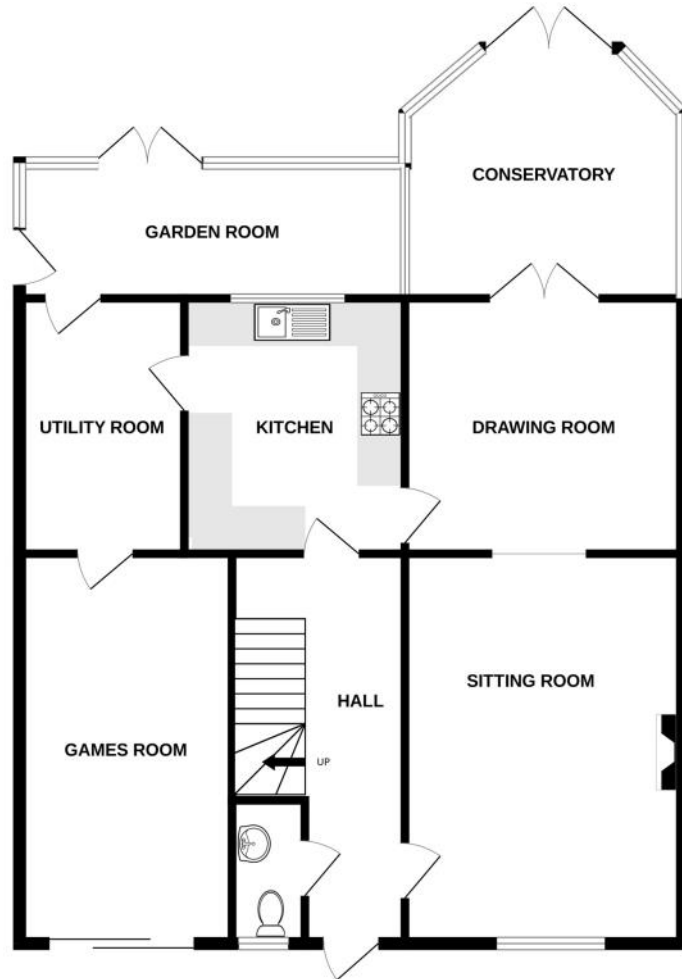


## IMPORTANT NOTICE

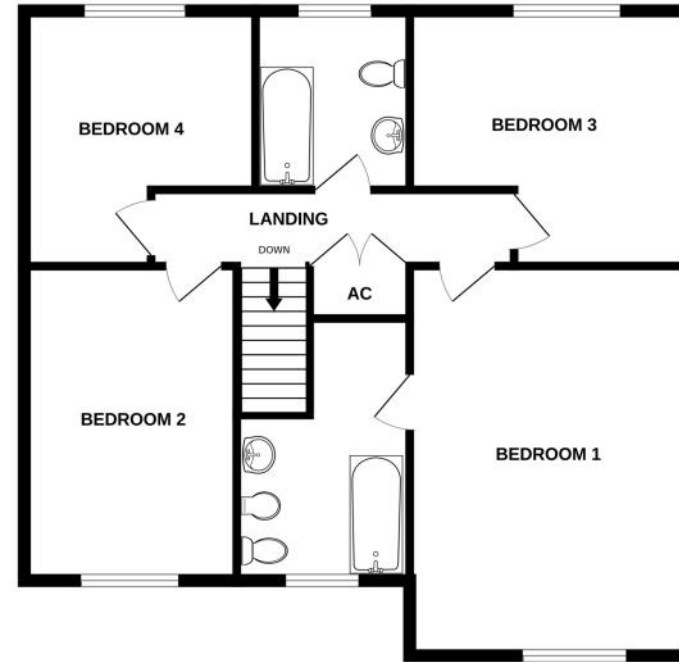
These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.



GROUND FLOOR  
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



THE CONIFERS, PARK ROAD, CROMER NR27 0AE

TOTAL FLOOR AREA : 1937 sq.ft. (180.0 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.

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