



01263 512026  
arnoldskeys.com

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8, Arbor Road . Cromer . NR27 9DW

**Guide £585,000**

# RARELY AVAILABLE AND OFFERING ROOFTOP, CHURCH AND SEA VIEWS AS FAR AS THE EYE CAN SEE

Situated in a sought after area this extremely spacious and versatile unique detached chalet bungalow stands within a large plot with a well kept landscaped garden boasting areas laid to lawn which are divided by a wall with arched gated access and a pathway leading to the semi-circular patio in front of the UPVC summer house, UPVC greenhouse and garden shed, ample parking, a double garage with electric roller door and further garage which is large enough to be used as a home for a boat or motor home and could potentially be converted into further accommodation (STPP). Enjoying beautiful views across to the church and sea and saturated in natural light the property greets you with a grand entrance hall which houses a partly cedar wood clad ceiling, an open staircase, ample storage cupboards and doors into further reception rooms and bedrooms. Accommodation on the ground floor comprises of a dual aspect lounge with exposed brick fireplace, a five piece suite family bathroom, a large master bedroom with ensuite WC, a kitchen / family room with a walk in pantry, utility room and spacious storage cupboard. Upstairs the galleried landing leads to a bedroom at the back of the property with the most spectacular rooftop, church and sea views, eave storage, a shower room and a further bedroom with eave storage. Viewing is highly advised!

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Cromer is a bustling fishermen's town dating back to the Victorian era with its attractive streets and buildings. With a variety of shops and amenities within easy reach of the property, Cromer boasts a cinema, theatre, boutiques, gift shops, butchers, a doctors surgery, hospital and pharmacies, schooling and its famous blue flag beaches with pebbled shore lines and the traditional Victorian Pier. Offering a bus station which services the surrounding towns and villages and also a train station which is serviced by the Bittern Line and connects to Sheringham and Norwich with further connecting links to London.



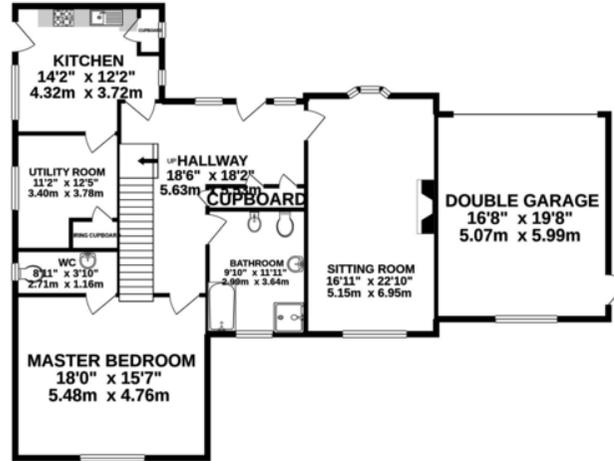
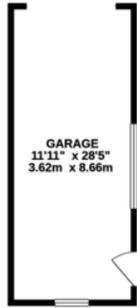
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GROUND FLOOR  
1920 sq.ft. (178.4 sq.m.) approx.

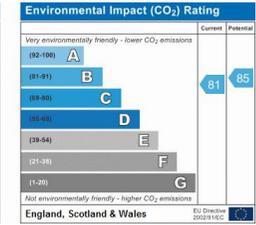
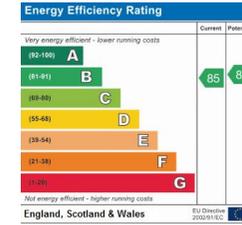


1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 2477 sq.ft. (230.2 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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cromer@arnoldskeys.com

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