



### 3 Blackberry Grove, Cromer, NR27 9NR

**£335,000**

- 3 double bedrooms (1 en suite)
- 3 reception rooms
- Enclosed garden
- EPC Rating: TBC

A beautifully presented 3 bed house located on the outskirts of the town in a quiet residential area. With 3 reception rooms, ample parking and an east facing enclosed garden, this property will make a lovely family home. Call Henleys to arrange a viewing.



## Property Description

### OVERVIEW

This modern and deceptively spacious 3 bed property is situated in a quiet location on the outskirts of Cromer. Presented to a very high standard, the property would make a lovely family home, a great second home or holiday let.

### FIRST IMPRESSIONS

To the front of the property is a brickweave driveway with space for 3 average size cars. To one side is a covered passage way which leads to the rear garden. The front door opens into the hall.

### HALL

From the hall, doors open to the lounge, the kitchen and WC. Stairs rise to the first floor.

### LOUNGE

Double glazed leaded window to the front aspect with a feature fireplace with inset coal effect gas fire with marble hearth and mantelpiece over. TV point and under stairs storage cupboard. An archway leads to the dining room.

### DINING ROOM

Full length sliding patio doors lead to the conservatory and a door leads to the kitchen.

### KITCHEN/BREAKFAST ROOM

Double glazed windows to the front and rear aspect with an access door to the rear garden. The kitchen has a range of base and wall mounted units with solid wooden worktops over and display cabinets. Rangemaster oven a five ring gas hob with stainless steel extractor and downlight over. Inset circular sink with mixer tap and draining board. Built in dishwasher, washing machine and tumble drier, space for upright fridge freezer. Inset ceiling downlights, wall mounted gas boiler and underfloor heating.

### CONSERVATORY

Hexagonal shaped conservatory with doors to one side opening to the garden, tiled flooring and wall mounted radiators.





#### FIRST FLOOR LANDING

Doors to the three bedrooms, family bathroom and airing cupboard. Loft hatch.

#### MASTER BEDROOM AND EN SUITE

Double glazed leaded window to the front aspect, built in wardrobe with mirror fronted doors, wall mounted radiator and door to en-suite shower room.

En-Suite: Double glazed to the rear aspect with a walk-in shower, low-level WC, wash hand basin, wall mounted radiator and extractor fan.



#### BEDROOM 2

Double glazed window to the front aspect with built in wardrobe with mirror fronted doors and wall mounted radiator.

#### BEDROOM 3

Double glazed window to the rear aspect with built in wardrobe with mirror fronted doors, wall mounted radiator and TV point.

#### FAMILY BATHROOM

Double glazed window to the rear aspect. Bath with period style mixer tap and shower attachment, low-level WC and wash hand basin. Tiled flooring, wall mounted radiator and extractor fan.

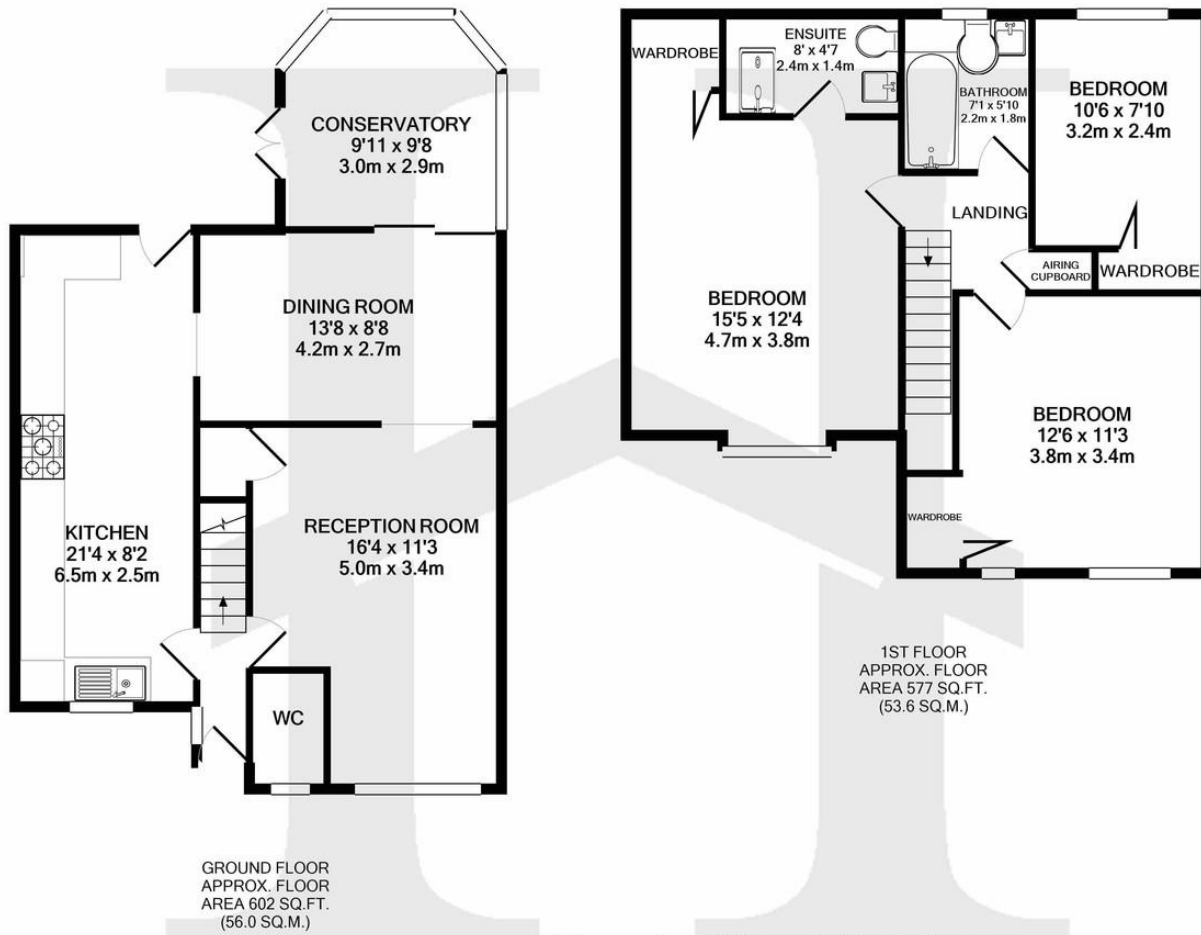


#### REAR GARDEN

A mixture of lawned areas with flower beds, large storage shed and patio area. Covered passage way to the front driveway.

#### EPC RATING

C73, POTENTIAL B84



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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