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Cromer Road
Norwich



A SUBSTANTIAL FOUR BEDROOM FAMILY HOME WITH LARGE ENCLOSED GARDEN AND FLEXIBLE ACCOMMODATION

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45 Cromer Road, Norwich, NR6 6LX

2

ENTRANCE HALL

Double glazed window and door to front aspect, storage cupboard, wooden flooring and radiator.

SITTING ROOM

Double glazed window to front aspect, wooden flooring and radiator.

GROUND FLOOR BEDROOM SUITE

Patio Doors to rear aspect, door to en-suite, roof windows, radiator and wooden flooring.

EN-SUITE WET ROOM

Shower, w.c and wash hand basin.

CONSERVATORY

Double glazed windows to side and rear aspects and double glazed door to side aspect.

BEDROOM

Double glazed window to front and side aspect and radiator.

LOUNGE

Double glazed window to side aspect and radiator.

SHOWER ROOM

Shower cubicle, w.c, wash hand basin and tiled splash backs.







UTILITY/KITCHEN

Double glazed door to side aspect, a fitted kitchen with base mounted units, work tops, a electric hob, sink/drainers and space for fridge.



CLOAKROOM

Wash hand basin and w.c.

DINING ROOM

Door to pantry, sliding door, radiator and wooden flooring.

KITCHEN

A fitted kitchen with a selection of wall and base mounted units, double glazed windows and door to rear aspect, work surfaces, stainless steel extractor, space for double oven, space for fridge and plumbing for washing machine.



LANDING

Double glazed window to front aspect, doors to bedrooms, bathroom and loft, as well as a storage cupboard

PRINCIPAL BEDROOM

Double glazed window to side and rear aspect, eves storage, radiator and storage cupboard.

EN-SUITE BATHROOM

Double glazed window to side aspect, wash hand basin and low level vanity, bath, and fully tiled splash backs and w.c.

BEDROOM

Double glazed window to front aspect and radiator.

EN-SUITE SHOWER ROOM

Double glazed window to side aspects, a shower cubicle and glazed screen, w.c, wash hand basin and low level vanity unit, tiled splash backs and towel rail.

BEDROOM

Double glazed window to front aspect and radiator.

BEDROOM

Double glazed window to front aspect and radiator.

EN-SUITE SHOWER ROOM

Shower Cubicle and glazed screen, wash hand basin and low level vanity unit, w.c and tiled splash backs





BATHROOM

Double glazed window to side aspect, bath and a shower cubicle with a glazed screen, w.c and wash hand basin and tiled splash backs.



LOFT/STORAGE ROOMS

Accessed from a staircase from the landing, roof windows and boarded floor.

GARAGE

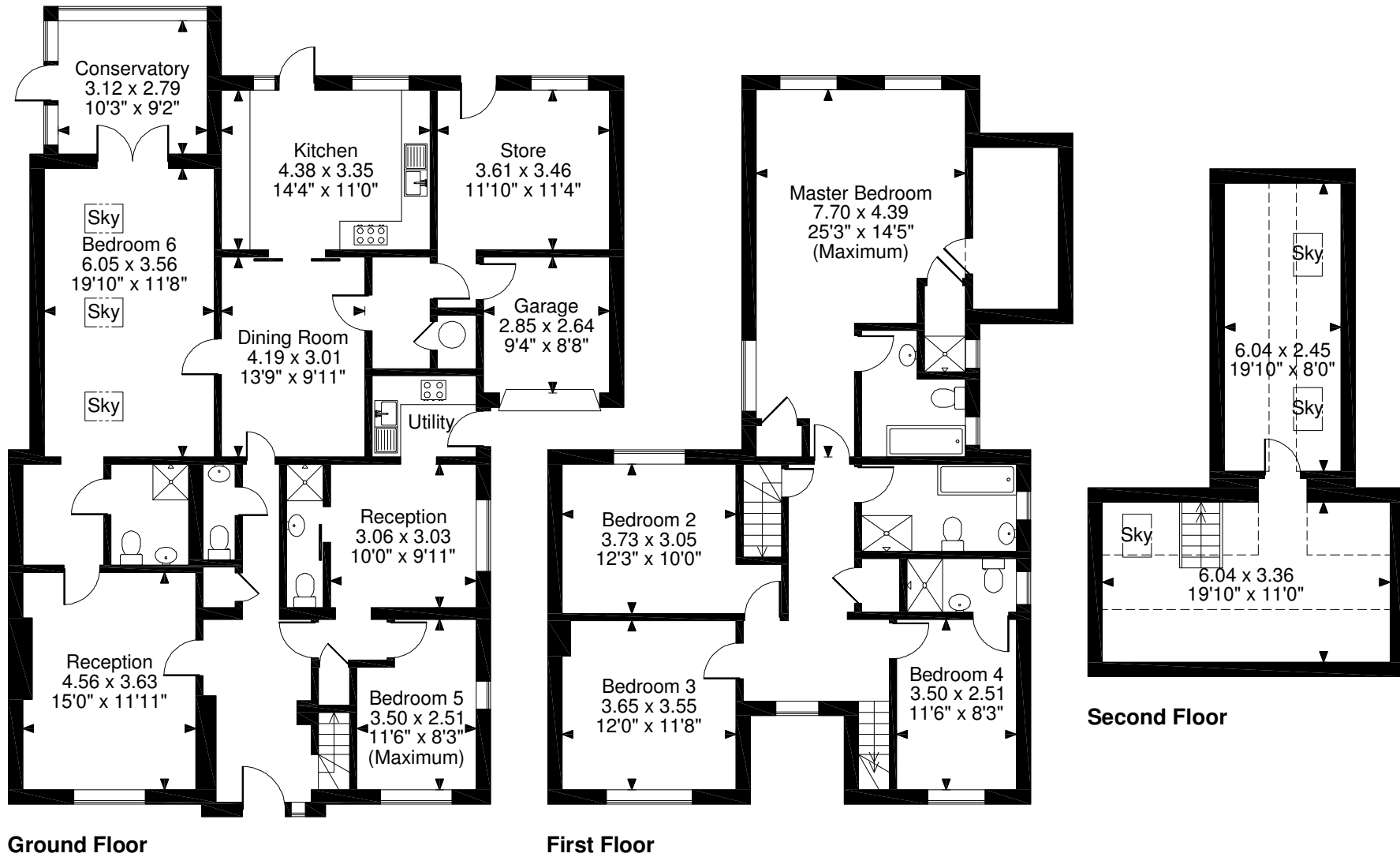
It has been sub divided and is housing 2 central heating boilers.

EXTERNAL

The house has a driveway with iron gates to the front, additional gates leading to another driveway in front of the garage. To the rear of the property is a landscaped garden which is laid to lawn and a patio area and an additional enclosed courtyard by the conservatory.



Cromer Road, Norwich



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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A large detached house measuring in 2750 of square feet of floor space with 1 fully self contained annexe and a second annexe without a kitchen. The property was previously designed to be a bed and breakfast although has residential planning usage and is offered with no onward chain.



Viewing by appointment with our
Select Consultant on

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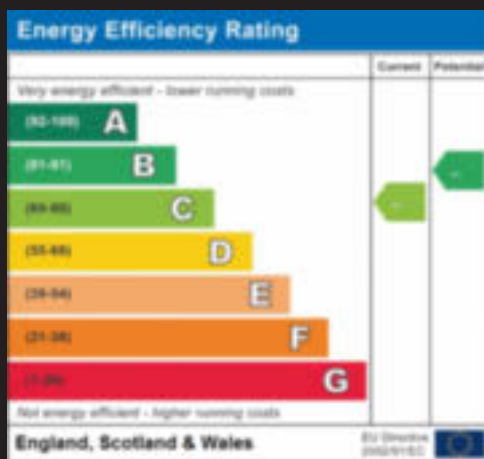
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