



24 Lynewood Road, Cromer
£245,000

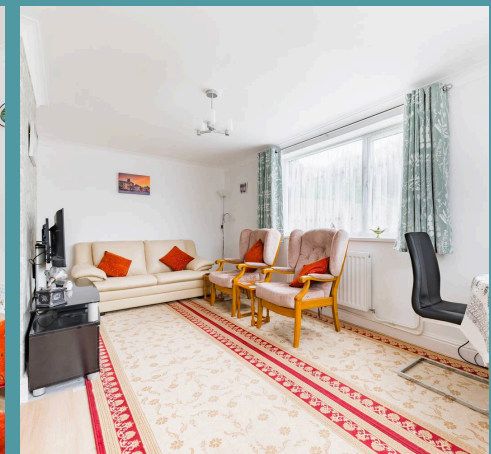
24 Lynewood Road

Cromer

Sitting on the outer skirts of the beautiful coastal town of Cromer, this semi-detached residence presents an incredible opportunity for first time buyers or investors. Highlights include a light-filled sitting room, a modern kitchen, two double bedrooms and well-maintained front and rear gardens. Promising a lifestyle of comfort and ease, you would not want the chance to experience all it has to offer.

Location

Cromer is a charming seaside town located on the north coast of Norfolk, known for its beautiful beaches and historic pier. Situated approximately 27 miles north of Norwich, Cromer offers a blend of natural beauty and rich cultural heritage. The town is famous for its Victorian architecture, coastal cliffs, and the fresh Cromer crab, a local delicacy. With its scenic seafront, scenic walking trails, and numerous family-friendly attractions, Cromer serves as a popular destination for both tourists and locals alike. The surrounding countryside adds to the town's appeal, offering quiet spots for relaxation and exploration.



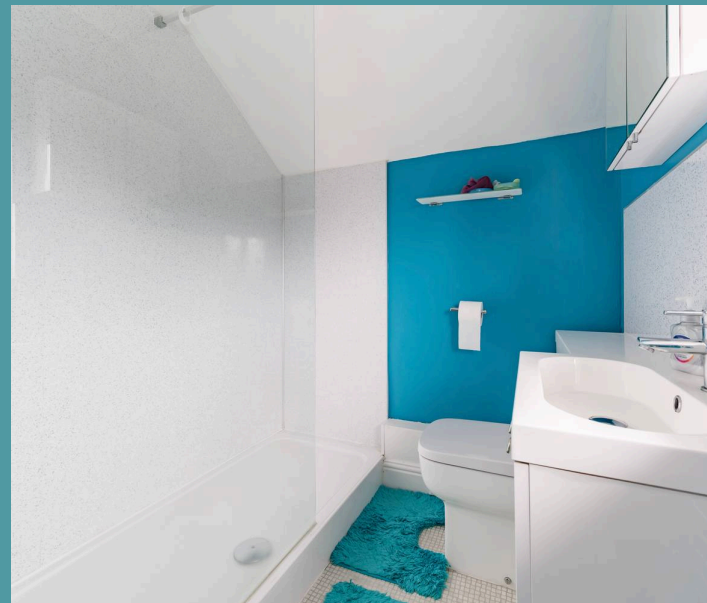
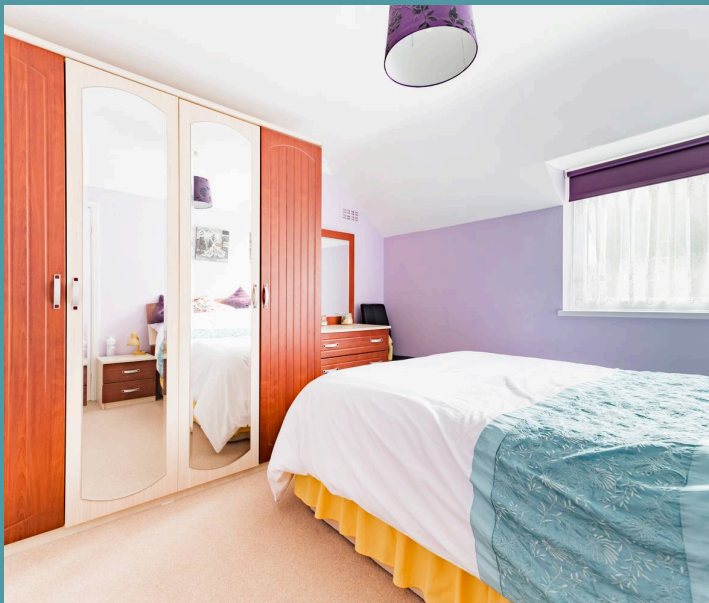


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Welcome inside where you are greeted by a porch, suitable for your outdoor wear, leading into the entrance hall. The well-equipped kitchen stands as the heart of the home, featuring modern fixtures and fittings that cater to both functionality and style. With wall and base units, integrated appliances and areas for your laundry essentials and fridge/freezer. Offering plenty of storage and counter-top space for meal preparation. Adjacent to the kitchen lies the comfortable sitting room, bathed in an abundance of natural light that enhances the warmth and inviting atmosphere of the home. Ideal for relaxation and entertaining guests, this room sets the stage for gatherings or quiet evenings.

Ascend to the first floor where you will find two double bedrooms, each room is thoughtfully designed to accommodate a variety of furnishing arrangements, ensuring flexibility to meet the needs and preferences of the occupants. A well-appointed shower room rounds out the accommodation, providing convenience and comfort for your daily routines.



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Outside, you'll discover well-maintained front and rear gardens, they are both primarily laid to lawn with a shingled area in the rear garden for your outdoor seating arrangements. They are enclosed for privacy and seclusion. A driveway provides off-road parking, ensuring convenience and ease.

Agents Notes

We understand that this property is freehold.

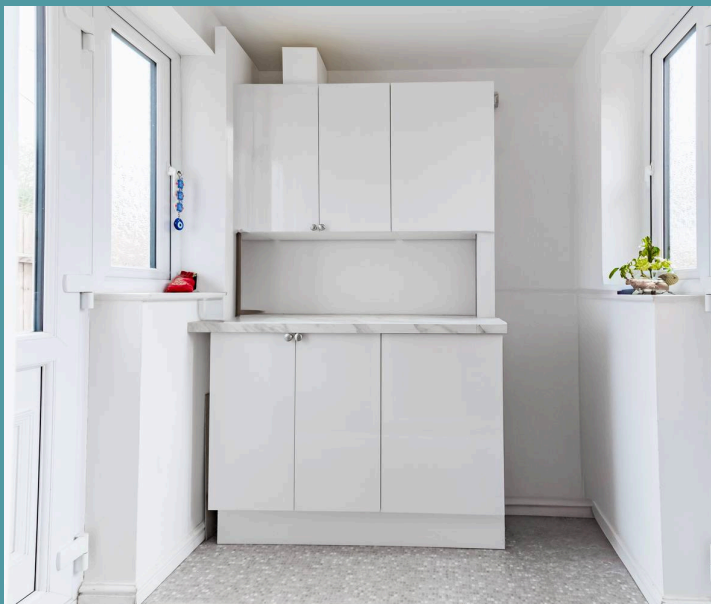
Connected to mains water, electricity, gas and drainage.

Heating system - New gas boiler and central heating system.

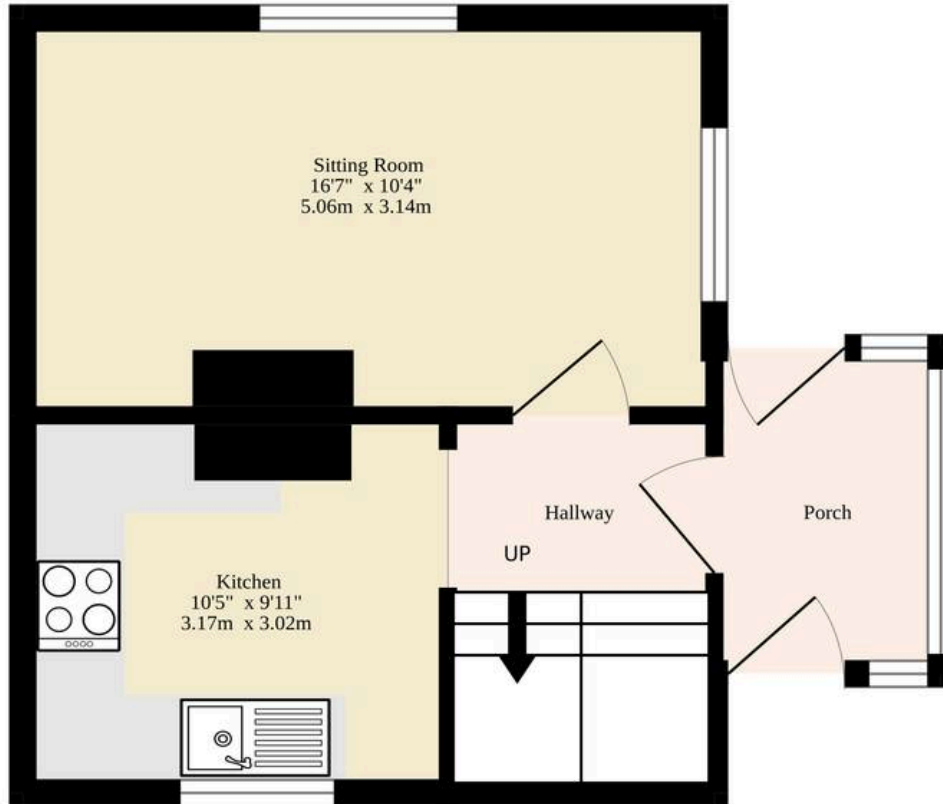
New double glazed windows in 2022.

Council Tax Band: B

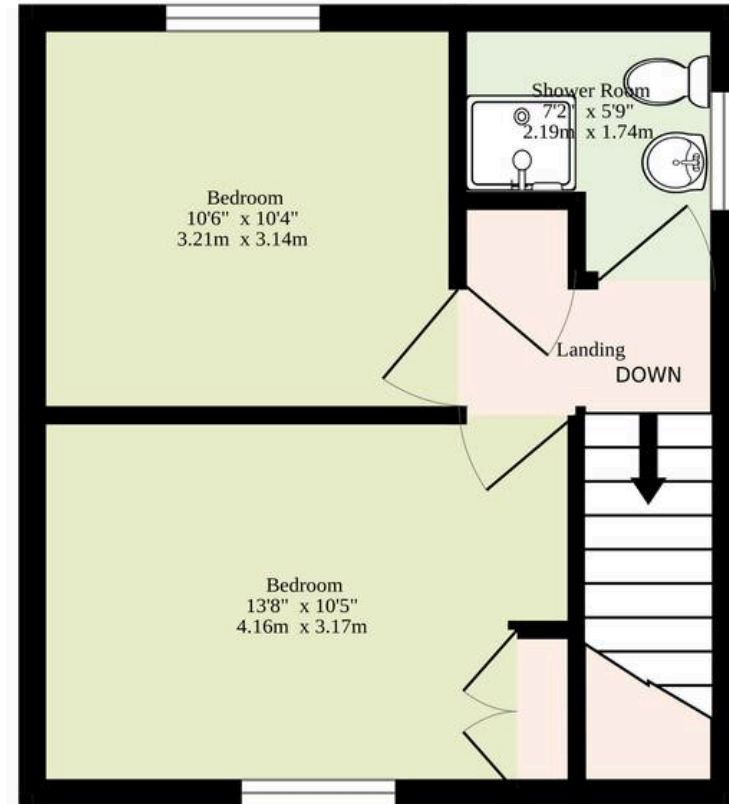
- Semi-detached residence in the coastal town of Cromer
- Perfect first home or investment purchase
- Well-equipped kitchen with modern fixtures and fittings
- Comfortable sitting room filled with an abundance of natural light
- Two double bedrooms & a shower room
- Well-maintained front and rear gardens
- Driveway providing off-road parking
- In close proximity to local amenities and natural surroundings, including Cromer's picturesque beach



Ground Floor
273 sq.ft. (25.4 sq.m.) approx.



1st Floor
291 sq.ft. (27.0 sq.m.) approx.



Sqft Does Not Include The Porch, Hallway And The Landing

TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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