



White Lodge
45 Norwich Road | Cromer | Norfolk | NR27 0EX

COASTAL CHARACTER



“As you enter this handsome Victorian town, period homes lining its quirky roads, you’ll find this attractive and welcoming residence, a wonderful and spacious family abode. A stone’s throw from the school, racquet club and shops, with cafes and the beach just a short walk away, this is a location that’s much admired. An enviable place where you’ll want to stay.”







- A Detached Victorian House in the Coastal Town of Cromer
- Four Bedrooms; Bathroom
- Large Principal Bedroom with En-Suite Shower/Bathroom
- Kitchen/Breakfast Room with Separate WC/Utility
- Spacious Main Reception Hall: Sitting Room, Family Room and Study
- Plenty of Off Road Parking
- Rear Garden with Patio and Decked Areas
- The Accommodation extends to 2,196sq.ft
- Energy Rating: TBA

Life by the seaside – living the dream! This beautiful character property has lovely proportions and a whole lot of space to offer, but it also gives you that enviable lifestyle by the beach. With modern comforts and character features, plus everything within easy walking distance, this is coastal living at its most convenient.

Loving The Lifestyle

The current owners of this impressive property have been very happy living here. It's been very much loved and they will be sad to leave – but it offers an excellent opportunity for the purchaser to embrace life in this popular coastal town. The house can be found as you come into Cromer, just after the Junior and High schools and before the tennis club. You're within easy reach of the pier, promenade and beach, so you can swim, surf and stroll to your heart's content. There are abundant places to eat and drink, plus clifftop and woodland walks, a golf course, cricket club, hospital, supermarket and more, all an easy walk from home. When it comes to travelling further afield, Cromer is well served with regular buses, as well as a station on the Bittern Line, travelling up to Sheringham and down to Norwich.

Comfortable Character

During their time here, the owners have redecorated, laid new flooring, improved the kitchen and restored the beautiful hardwood sash windows, so the house really is looking good and has been well maintained in recent years. It combines comfortable living with character features and does this very well. You enter a bright and cheerful hallway, large enough to be a room in its own right. There's a lovely seating area in here, with doors onto the garden, and it sets the tone for the spacious proportions found in the rest of the property. The charming and generous sitting room has wooden flooring, plus a log burner in the feature fireplace. Light streams in through the west-facing box bay window. The kitchen is also incredibly spacious, forming part of a more modern extension, so you have plenty of room for seating and dining in here, as well as doors onto the patio beyond. The owners have found this a great place for entertaining, as you're in the heart of everything when you have guests, and you don't miss out when you're cooking. Two further receptions complete the ground floor and offer a great deal of flexibility. This is a house that can adapt as your family grows, so it continues to meet your needs.

Up And Away

Upstairs, the first floor is equally appealing. The master suite feels truly luxurious, with bespoke, built-in his and hers wardrobes either side of the bay window, plus a spectacular bathroom. This has a large walk-in shower, a feature rolltop bath that's perfect for the house, and double basins. It effortlessly blends the old and the new. All three of the other bedrooms are doubles, and they share the family bathroom. All are bright and airy, well-proportioned with very usable space. Outside, the sunny garden wraps around the house. There's ample parking to the front and a very sweet, recessed seating area by the French doors to the side of the reception hall. The owners have created several seating areas to catch the sun at different times of day, with the patio outside the kitchen getting the best of the morning sun and the patio at the other end of the lawn ensuring you can soak up the last of it later in the day. It's a lovely private garden and easily enclosed for families or those with dogs.



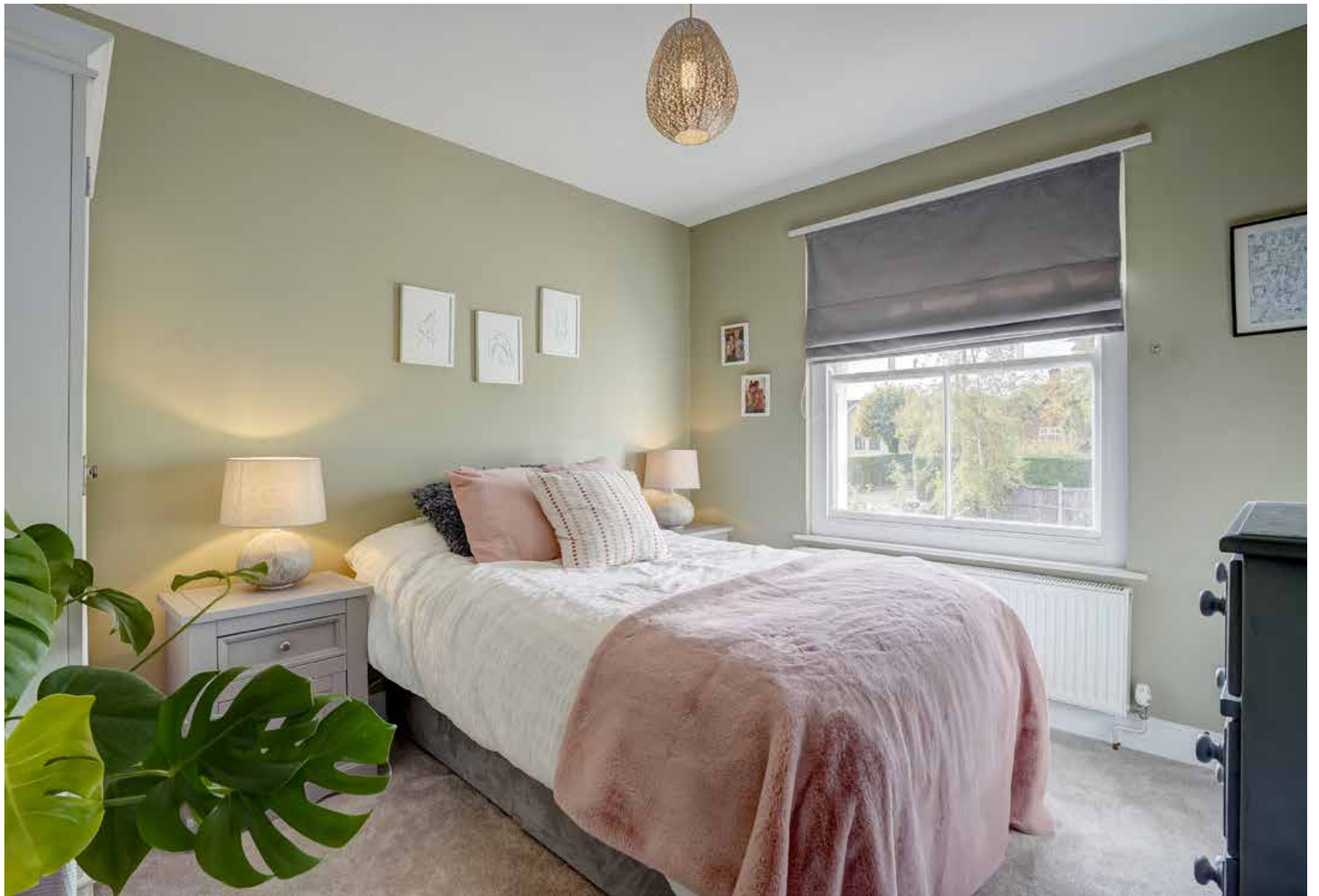








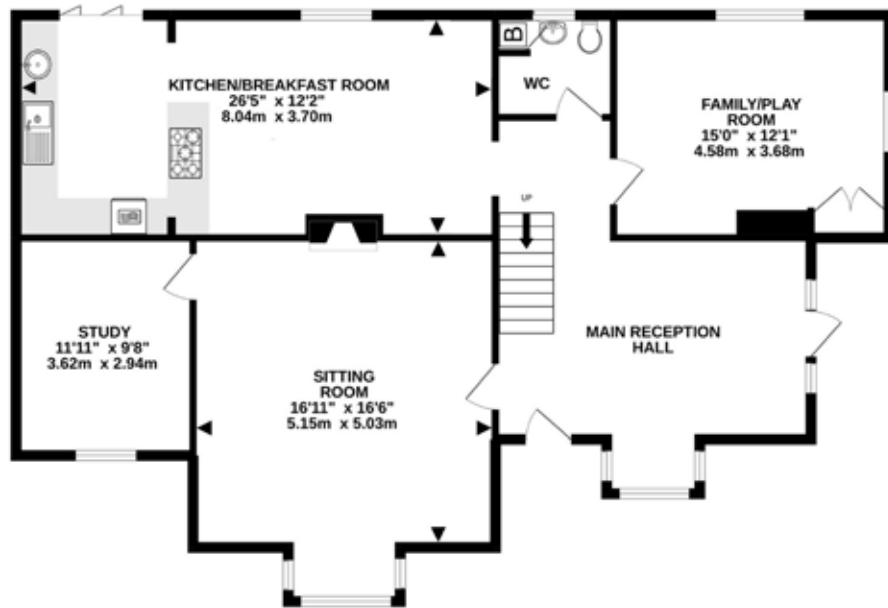




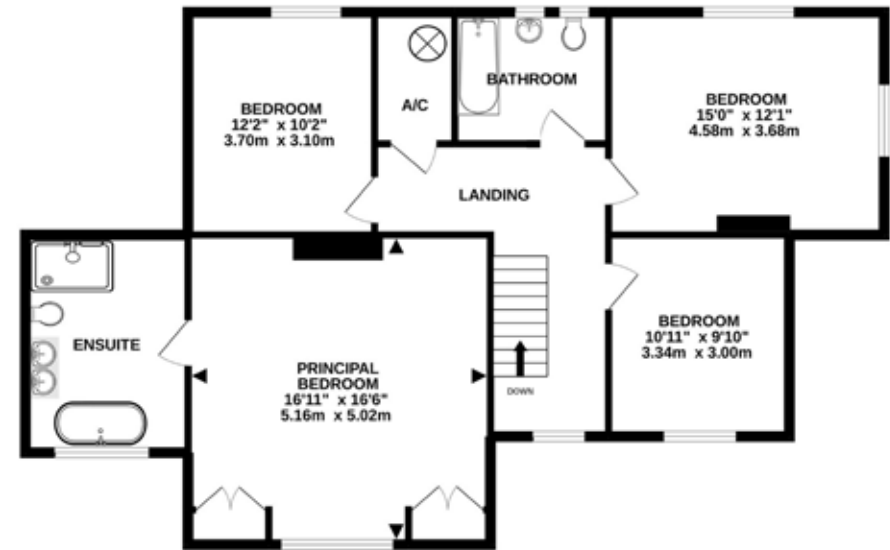








GROUND FLOOR
1181 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
1014 sq.ft. (94.2 sq.m.) approx.

TOTAL FLOOR AREA : 2196 sq.ft. (204.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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On Your Doorstep

With its cliff-top setting, Cromer is a Victorian family seaside town famous for its succulent Cromer Crabs and local seafood restaurants. It has long sandy 'blue flag' beaches, landscaped cliff-top gardens, Victorian style promenades, boating lake, putting and bowling greens and a pier with the Pavilion Theatre at the end. The medieval church of St Peter and St Paul in the centre of the town is a symbol of early prosperity with its tower being used as a lighthouse until 1719 when the first lighthouse was built. Cromer has a good range of shops, a cinema, railway station with trains to Norwich, doctors and dental surgeries and schools catering for children of all ages. For leisure enthusiasts there are tennis and cricketering facilities, golf at the Royal Cromer Golf Club and the ever popular award winning beaches of North and North West Norfolk.

How Far Is It To

The seaside resort of Cromer is located on the North Norfolk coast approximately 21 miles north of the cathedral city of Norwich, which has all the facilities you would expect from a county town including main line railway station to London Liverpool Street and international airport. Sheringham is approximately 4 miles to the west and the Georgian town of Holt 10 miles to the south west. There are several National Trust properties in the area, namely Felbrigg 2 miles to the south, Sheringham Park 4 miles east and Blickling Hall 13 miles to the south.

Directions

Leave Norwich on the A140 Cromer road. Upon reaching the coast proceed down Norwich Road into the market town of Cromer. The road bears to the left and becomes Norwich Road/A149 and your destination will be on the right hand side.

Services and District Council

Gas Central Heating, Mains Water, Mains Drainage
North Norfolk District Council – Council Tax Band E

Tenure

Freehold



Fine & Country Norwich Office
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This property requires an
Energy Performance Certificate, which is in the
process of being done

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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