



THE STORY OF

33 MacDonald Road

Cromer, Norfolk

SOWERBYS

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THE STORY OF

33 MacDonald Road

Cromer, Norfolk,
NR27 9AP

Coastal Property

Sea Views

Characterful Period Features

Six Bedrooms and Four Bathrooms

Close to Beach and Town

Off Road Parking

Versatile Layout

Small, Low Maintenance Garden

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“Just a short stroll to the beach and you’re rewarded with a glorious seascape and big skies.”

Beautifully situated to take advantage of absolutely everything that Cromer seafront has to offer, MacDonald Road is right next to the beach, and at the top of the road you can find this charming home.

The current owners took No. 33 on as a project and have lovingly restored it to what it is today, retaining its character whilst also delivering improvements in energy efficiency.

The dynamic of the property is now suited to family life, and this spacious six bedroom and four bathroom home can happily accommodate the extended family, as well as friends when they come to visit Cromer for their holidays.

Extending to over 2,100 sq. ft. of accommodation, which is spread over three floors, there are plenty of options for the property to adapt to what is asked of it, with all the rooms being of great shape and size.





The top floor is currently being used as guest accommodation, a study, and a studio, but can easily be adapted to suit your needs.

The property's façade faces west, allowing many of the rooms to be flooded with light. Along with catching the evening sun, the upper floors also enjoy some great sights of the sea.

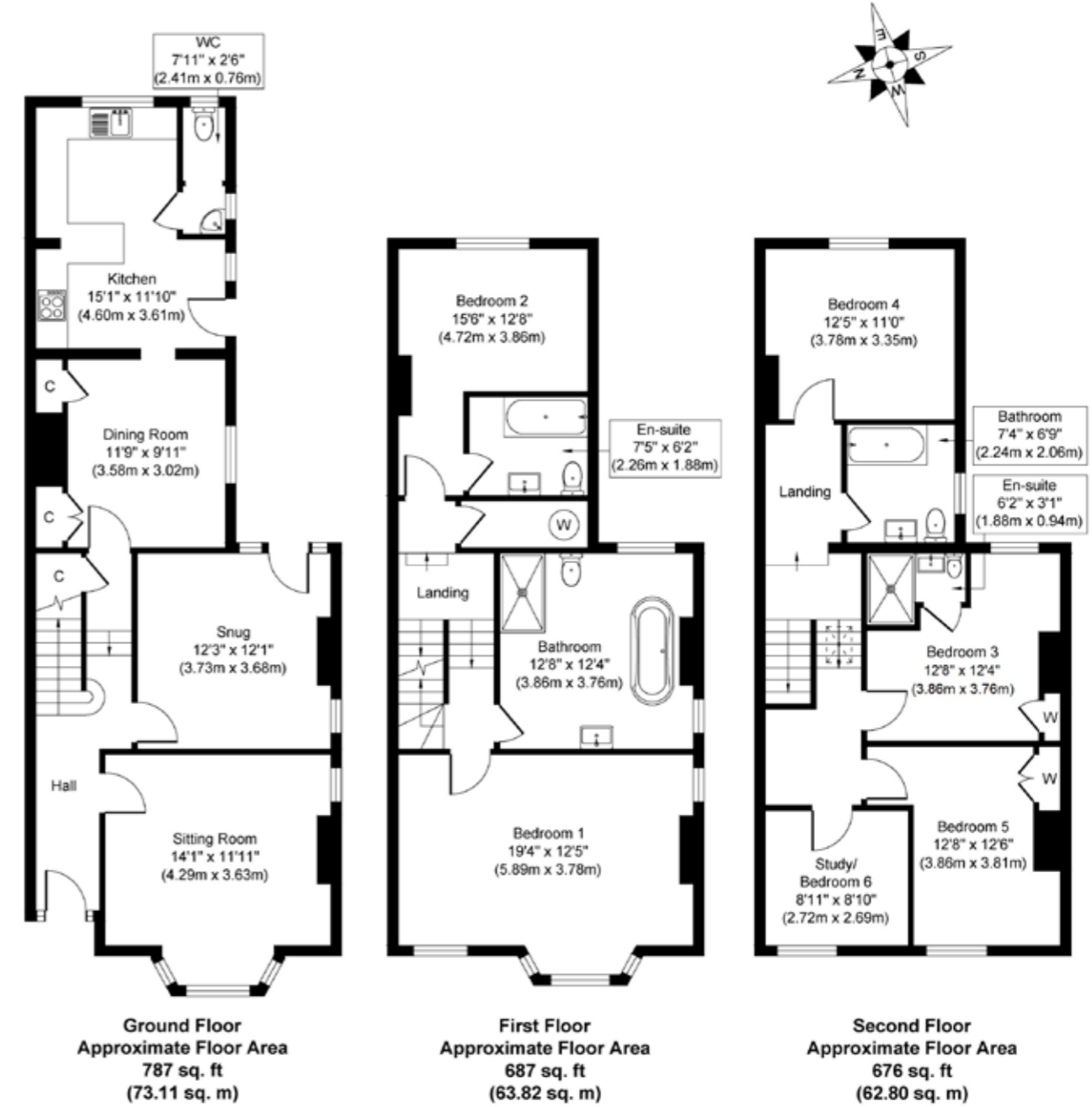
“We’ve had many times when our family and friends have stayed, and the house has no problem accommodating them all.”



The garden at 33 MacDonald Road is gravelled, with planted borders, and provides the perfect spot to enjoy a morning coffee or share a drink with friends. Beyond the garden is off road parking for up to two cars.

For a coastal property which is versatile and boasts charming period features, you may well struggle to find anything that would come close to 33 MacDonald Road, making it a truly special place to call home.

“I love the garden - it’s a private space that catches the sun all day.”



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 or tenant. 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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ALL THE REASONS

Cromer

IS THE PLACE TO CALL HOME



With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and

sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source

of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from the Vendor



Cromer Pier and seafront.

"I can walk down to the beach before breakfast to be surrounded by an amazing space, which grabs at all your senses and kick-starts your day."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0300-2305-1240-2707-2571

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///mothering.family.local

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SOWERBYS



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