



THE STORY OF

42 Randall Crescent

Cromer, Norfolk

SOWERBYS

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42 Randall Crescent

Cromer, Norfolk
NR27 0FD

Sought-After Development

Perfectly Located Between
Countryside and Coast

Many Beautiful Walks on Your
Doorstep, Close to Felbrigg Hall

Approximately a Mile to the Seafront

Train Station a Five Minute Walk Away

Very Modern Terraced Property

Three Bedrooms

Two Bathrooms

Off-Road Parking For Two Vehicles

Low-Maintenance Garden

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“We’ve really enjoyed spending time
and relaxing in our lovely
kitchen/dining room.”

Nestled within a sought-after development, 42 Randall Crescent is a gem perfectly situated between the breathtaking Norfolk countryside, the enchanting coast and the amenities in-between.

Its location offers a plethora of beautiful walks right at your doorstep, with the prestigious Felbrigg Hall nearby. Just a mile away, the seafront awaits, inviting you to explore Cromer’s pier and indulge

in the charm of the beach, accompanied by quaint cafés, shops, and pubs along the way.

Should you feel the urge to venture further, convenient bus stops - and the nearby Roughton Road train station - are mere minutes away and grant you easy access to destinations along the scenic Bittern Line, connecting Sheringham to Norwich.



The property itself is a modern mid-terrace, boasting three bedrooms and two bathrooms - one being an en-suite to the principal bedroom. There's ample space throughout the home, instilling a level of comfort and ease.

One of its stand-out features is the off-road parking, accommodating two vehicles, a luxury not easily found in this tranquil setting. Having been constructed less than five years ago, the property remains in superb condition, requiring minimal maintenance while still providing all the modern amenities one would expect.

The layout of this home is intelligently designed, allowing for a seamless flow between rooms and ensuring each space is well-proportioned. The third bedroom, for instance, can easily double as an office or an art room - which it is currently, catering to your specific needs.

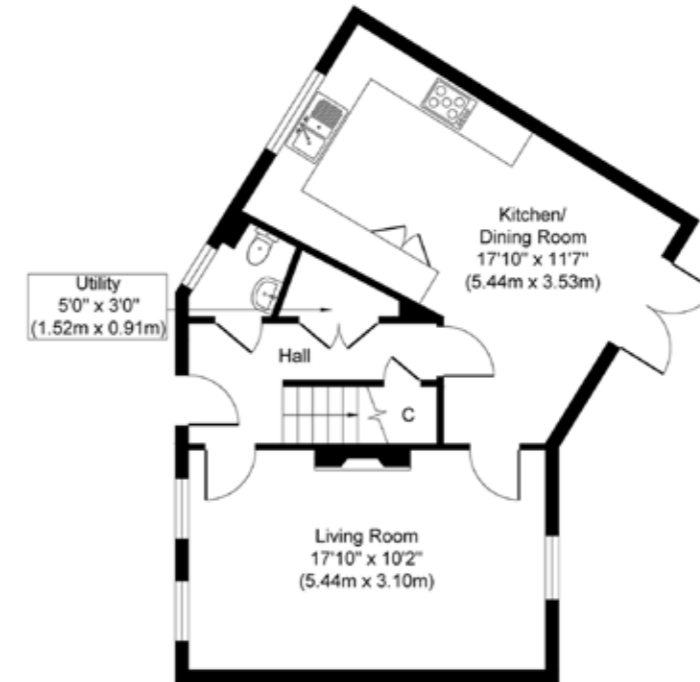


Step into the enchanting low-maintenance garden of 42 Randall Crescent, and you'll find a delightful patio area beckoning you to indulge in al fresco dining and memorable barbecues. Accessed through the french doors from the kitchen/dining room - along with a rear gate - this outdoor oasis provides the ideal setting for relaxed gatherings with friends and family.

A home such as this, which offers such tranquillity, tucked away from the bustling town yet still within walking distance of local amenities, is a rarity indeed. With it's a well-kept appearance throughout, and the bonus of its off-road parking, 42 Randall Crescent presents itself as an ideal choice for any future custodian...



First Floor
Approximate Floor Area
543 sq. ft
(50.44 sq. m)



Ground Floor
Approximate Floor Area
543 sq. ft
(50.44 sq. m)

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



“We moved here to enjoy being by the coast but never expected to be so pleased with this lifestyle.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 0658-9918-7302-6281-0944

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: ///blogs.owners.jolly

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SOWERBYS



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