



THE STORY OF

27A Norwich Road

Cromer, Norfolk

SOWERBYS

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27A Norwich Road

Cromer, Norfolk
NR27 0AZ

Detached Modern House

Three Double Bedrooms with Ground Floor Option

Luxurious Kitchen and Bathrooms

Spacious Formal Sitting Room

Landscaped, Low Maintenance Gardens

Ample Off-Road Parking

Under Floor Heating

Impressive Specification

Highly Convenient Location

Short Walk to Town Centre and Beach

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“Within a charming coastal town, this is a great opportunity to have a modern residence with a blend of luxury.”

An exquisite modern residence in Cromer, this home is the perfect blend of luxury, location, and lifestyle.

Discover the epitome of modern, town living in this stunning three-bedroom detached residence located just a short stroll from the vibrant town centre of Cromer. Boasting a high specification throughout, a thoughtful layout, and low maintenance landscaped gardens, this home offers the perfect combination of luxury and convenience.

Immerse yourself in refined surroundings with a residence which has been meticulously designed and finished to high standards, offering a contemporary and stylish living environment. All rooms on the ground floor and the family bathroom upstairs have underfloor heating.

A front conservatory provides the ideal lobby and boot room area, whilst a central hall features an elegant turning staircase and a guest WC.

A generously proportioned sitting room looks out over a lawn garden and can comfortably accommodate dining space. The dual aspect, kitchen/dining room enjoys direct access out onto a rear terrace and features an extensive range of shaker-style cabinets capped in oak block worktops and complemented by a suite of modern appliances and limestone floors. A spacious informal dining area looks out over the rear terrace from double french doors.

Enjoy the convenience of a spacious bedroom on the ground floor providing ease of access, which is currently utilised as a craft room and features fitted wardrobes and a well-appointed en-suite shower room.

Upstairs, a spacious galleried landing creates a distinct feeling of space and light. Two generously sized double bedrooms provide ample space for relaxation and both feature fitted wardrobes. The bedrooms are served by a well-proportioned modern bathroom with separate shower. The first floor also features low level eaves storage areas.





Step outside into beautifully landscaped garden designed for low maintenance, providing a serene escape and the perfect backdrop for outdoor gatherings.



Set well back from the road the front garden is mainly laid to lawn with soft landscaped borders enclosed by panelled fencing. A sweeping, private driveway provides generous off-road parking, a turning area and shingle set on gravel grids. To one side is a summer house which enjoys the afternoon sunshine and pathed pathways navigate on both sides of the house leading to the rear.

The rear garden is fully paved to provide a sheltered and low maintenance area which enjoys the morning sun and is very private.

Located just a short stroll from Cromer's eclectic town centre and stunning beaches, this residence offers the perfect balance of tranquillity and access to the vibrant coastal lifestyle. Embrace the charm of Cromer, with its historic architecture, bustling shops, and a lively atmosphere. The beach is just moments away, inviting you to enjoy seaside walks and breathtaking views.





First Floor
Approximate Floor Area
612 sq. ft
(56.85 sq. m)



Ground Floor
Approximate Floor Area
926 sq. ft
(86.02 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 Sowerbys



“A home located with the sea shore so close by, enjoy the best of this town all year round...”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0031-3830-7320-9425-2141

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: ///scoping.sweeper.darker

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