



THE STORY OF

# 42 Cromer Road

*Hunstanton, Norfolk*

SOWERBYS



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# 42 Cromer Road

Hunstanton, Norfolk  
PE36 6FA

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Modern Three Bedroom Home

Spacious Sitting Room

Kitchen/Dining Room

Ground Floor WC

Principal Bedroom with Private En-Suite

Family Bathroom

Attractive Garden

Driveway and Garage

No Onward Chain

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**SOWERBYS HUNSTANTON OFFICE**

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Welcome to this stunning modern home, ideally situated just a short stroll from the seafront. Perfectly maintained and decorated in a contemporary style throughout.

As you enter, you're greeted by a light and airy sitting room at the front of the house, the room's large windows fill the space with natural light, creating a warm and inviting atmosphere.

To the rear of the property, you'll find a spacious kitchen/ dining room which stretches across the width of the home. This open-plan area overlooks the beautifully landscaped rear garden. The modern kitchen features sleek cabinetry, high-end appliances, and ample counter space. A convenient ground floor WC completes the downstairs layout.

Upstairs, the first-floor hosts three generously sized double bedrooms. The principal bedroom boasts a private en-suite bathroom. The additional two bedrooms share a well-appointed family bathroom, ensuring comfort and convenience for the whole family.

Outside, the property offers parking to the front, along with a garage for added storage or vehicle space. The enclosed rear garden is mainly laid to lawn with a charming patio area perfect for al fresco dining or enjoying a morning coffee in the sun.

This home is not just a place to live but a lifestyle to be enjoyed, offering modern comforts in a superb coastal location. Don't miss the opportunity to make this exquisite property your new home.



...ensuring comfort and convenience for the whole family.





First Floor  
Approximate Floor Area  
498 sq. ft  
(46.26 sq. m)



Ground Floor  
Approximate Floor Area  
509 sq. ft  
(47.25 sq. m)



Garage  
Approximate Floor Area  
224 sq. ft  
(20.80 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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# Hunstanton

A VICTORIAN TOWN WITH  
WORLD-FAMOUS CLIFFS

It would be hard to find a spot which reflects the beauty of the Norfolk coast better than Blakeney. Set in an Area of Outstanding Natural Beauty, this is a picture perfect location.

When the tide's touching the shoreline, untie your laces and dip your toes in, take the plunge or push off with a slow drift along coastal inlets on a paddleboard or boat to lose yourself in nature's finest backdrop. Forage some samphire for a taste of the coast, try your hand at catching a crab on the quay, or join the tourists and spot seals bobbing on the waters.

Despite the relaxed scene, Blakeney was once a bustling medieval port and the village's Guildhall and Church of St Nicholas are evidence of its rich, trading past which continued until the mid-19th century. As ships grew in size and the harbour silted up, trade fell away and today only small boats can pass Blakeney Point and head out to sea. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and thousands of nesting and migratory birds provide a twitcher's paradise where the tweets are tech-free.

There are plenty of places to meet and make friends. Local boys Grey Seal Coffee roast their beans at nearby Glandford and its café is a great stop for a caffeine hit – nab a bag or two and even some spent grounds for your garden. The White Horse and, for a fancy supper, The Blakeney Hotel are iconic spots to eat, and Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great summer destination.

Teeming with character, Blakeney truly is a place to discover your next Norfolk home.



*Note from Sowerbys*



“...ideally located  
just a short  
stroll from the  
seafront.”



**SERVICES CONNECTED**  
Mains water, electricity, gas and drainage.

**COUNCIL TAX**  
Band D.

**ENERGY EFFICIENCY RATING**  
B. Ref:-7639-6532-9000-0467-1222

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: ///synthetic.custodial.gain

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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