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THE STORY OF

Westwinds

Address, Norfolk

SOWERBYS



THE STORY OF

Westwinds

Cromer, Norfolk
NR27 9DW

Rare, Peaceful and Sought-After Location,
Moments from the City Centre

Rail and Bus Links Within Walking Distance

Finished to a High Standard

Self-Contained Annexe

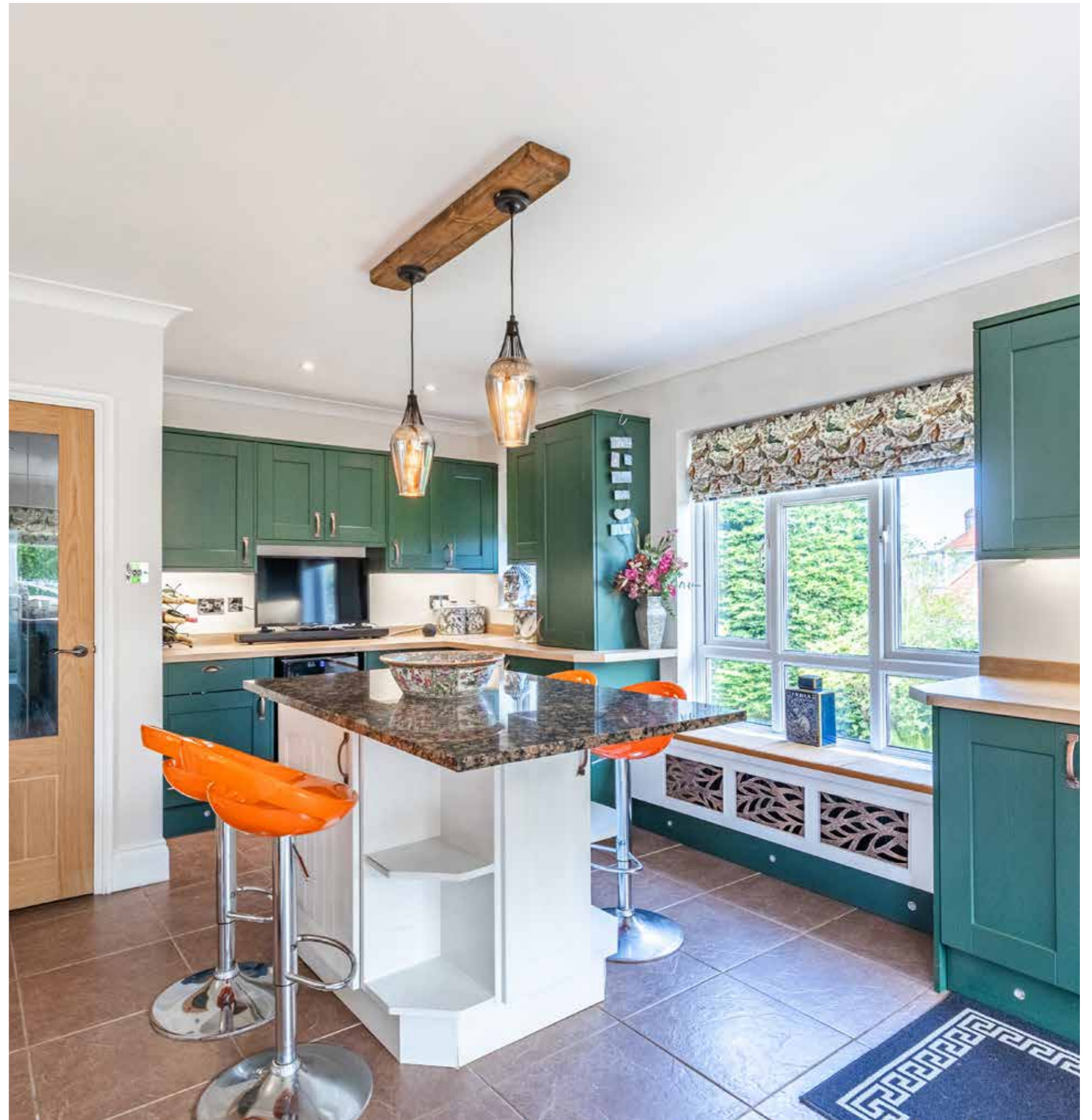
Three/Four Bedrooms

Two Bathrooms

Driveway for Two/Three Cars

Beautifully Presented Garden

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Welcome to Westwinds, a substantial detached family home featuring three to four bedrooms and two bathrooms, all finished to an impeccable standard. This beautifully presented property offers a harmonious blend of style and comfort, making it an ideal residence for modern living.

The large living room is a standout feature, allowing floods of natural light to illuminate the space, creating a bright and inviting atmosphere. The convenient arrangement of the kitchen, dining room, and garden room enhances the user-friendly dynamic, making the most of this incredible space for both everyday living and entertaining.

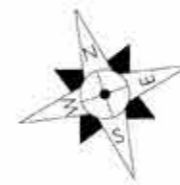
In addition to the main house, an additional one-bedroom annexe has been finished to a superb standard. This annexe provides a perfect retreat for friends and family, offering privacy and comfort without compromising on quality.

The garden at Westwinds is designed for both practicality and leisure, featuring an outside bar and a store. Its thoughtful arrangement allows you to enjoy the sun throughout the day, with low-maintenance qualities that ensure ease of care. This terrific outdoor space is perfect for relaxation and entertainment, enhancing the overall appeal of this exceptional home.









Annexe Ground Floor Approximate Floor Area 290 sq. ft (26.94 sq. m)
Annexe First Floor Approximate Floor Area 193 sq. ft (17.93 sq. m)
Approx. Gross Internal Floor Area 483 sq. ft (44.87 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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Cromer

WHY NOT PUSH THE BOAT OUT WITH A SEASIDE SUPPER?

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



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SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 9160-2283-1000-2009-4955

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: ///instincts.width.doctors

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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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