



THE STORY OF

Station View

Cromer, Norfolk

SOWERBYS



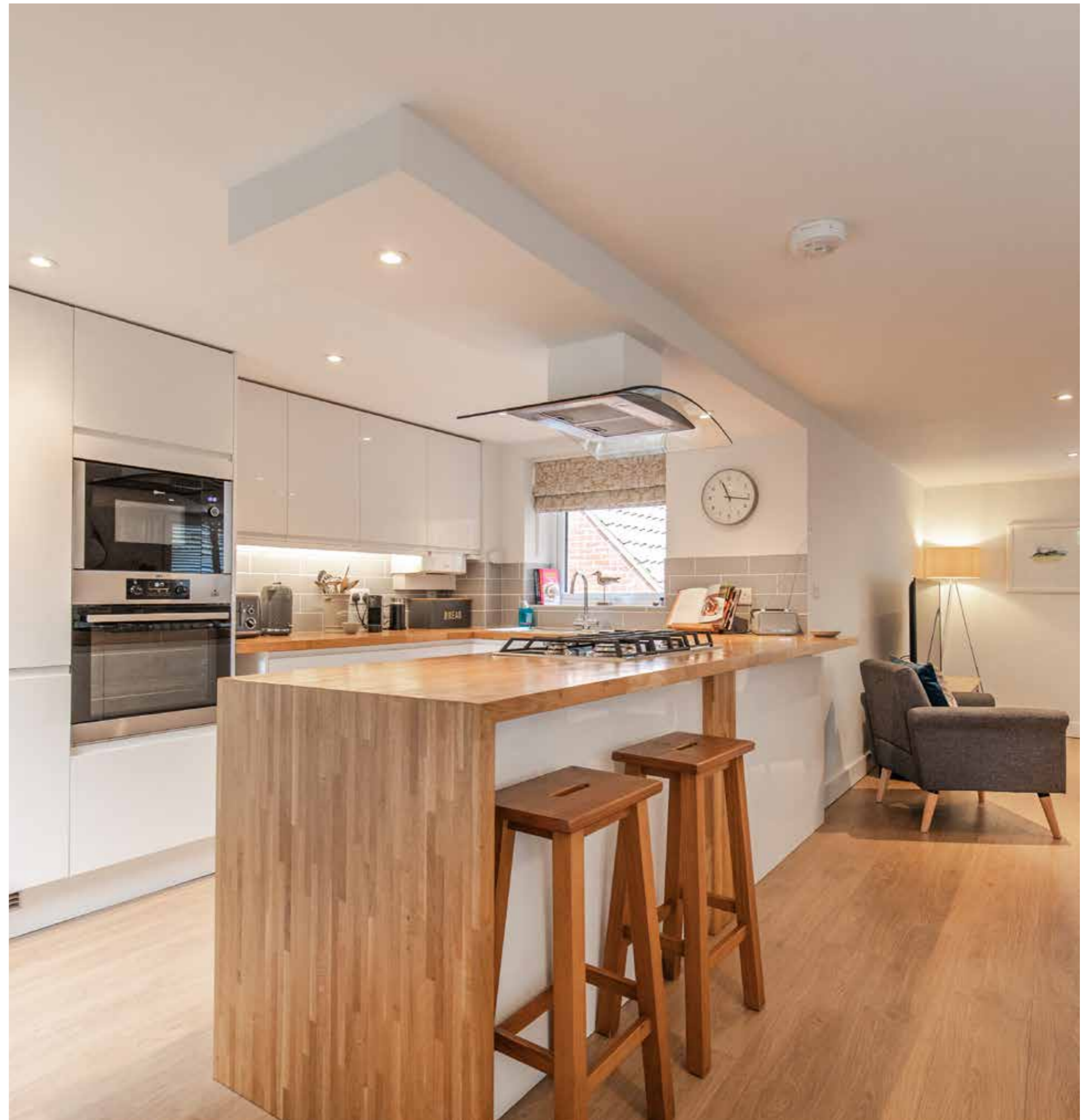
THE STORY OF

Station View

Cromer, Norfolk
NR27 9LN

- Exceptional Contemporary Home
- Four Bedrooms and Three Bathrooms
- Expansive Open Plan Living Area
- Contemporary Kitchen and Bathrooms
- Unique and Innovative Layout
- Efficient Living and EPC Rating B
- Landscaped Gardens
- Off Street Parking and Garage/Car Port
- Coastal Town Position
- Easy Access to City

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Contemporary coastal living at its finest. Stylish and refreshing interiors, modern comforts and efficiency together with a coastal town position with easy access into the city of Norwich.

Station View forms part of a small and exclusive development of individual, contemporary homes designed and constructed in 2019.

One of just three unique homes designed and built by award winning, local architects 'Pike Partnership', Station View is the epitome of contemporary living with stylish interiors, a high standard of finish throughout, excellent efficiency credentials (EPC rating B) and a discreet yet convenient location in the ever-popular coastal town of Cromer.

Thanks to cutting edge design and an innovative approach to the layout, Station View spans three floors that include an exceptional open plan living area and four double bedrooms served by three bath/shower rooms. This imaginative layout and highly efficient use of space has created an exceptional home that can comfortably accommodate eight people and would work very well as both a holiday retreat and permanent home by the sea.

The ground floor is home to three double bedrooms with the principal bedroom boasting a luxurious en suite shower room. A family sized bathroom serves bedrooms two and three.

Rising to the first floor you will find an exceptional living space that spans the entire floor and is blessed with immense natural light. A spacious lounge area provides ample space for family gatherings whilst a dual aspect dining area is perfect for entertaining and has direct access out onto a decked sun terrace.

Off the dining area, a semi-open plan kitchen oozes modern style with contemporary cabinetry capped in solid oak worktops and a full suite of integral appliances.

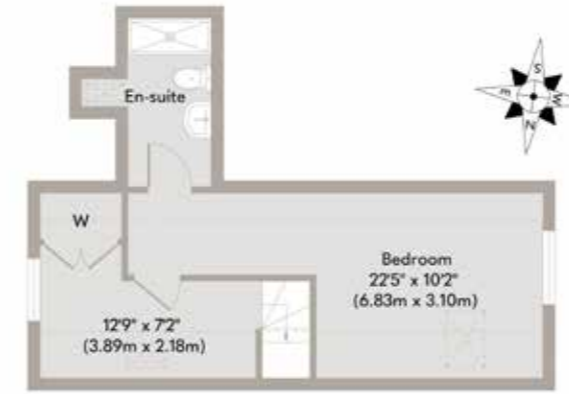
To the second floor an expansive fourth bedroom features an en-suite shower room.

The rear garden has been skilfully landscaped and perfectly embraces the undulating terrain. A decked sun terrace provides the perfect entertaining area and looks out over terraced soft landscaping and a lawned area.

The property is approached via a communal, block paved courtyard area. To one side is a private driveway with parking and access to an attached garage/car port.

Station View commands an enviable position on the edge of the vibrant coastal town of Cromer and it's bustling high street and glorious beach. Roughton Road Station is just a few yards away and provides direct access to the City of Norwich and beyond.





Second Floor
Approximate Floor Area
318 sq. ft
(29.52 sq. m)



Garage
Approximate Floor Area
409 sq. ft
(37.97 sq. m)



Ground Floor
Approximate Floor Area
538 sq. ft
(50.01 sq. m)



First Floor
Approximate Floor Area
506 sq. ft
(47.02 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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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 the Vendor



Station View kitchen.

"We'd describe our home as homely, convenient and modern."



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref: 8208-7996-9932-3077-5703

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: ///slurping.intend.tradition

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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

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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