



31 Clifton Park, Cromer

£450,000 - £475,000 Freehold

Located in the desirable seaside town of Cromer, this 4-bedroom detached family home offers a perfect blend of spacious accommodation and a light and airy feel. Situated close to the seafront, this property enjoys a prime position in a sought-after area and benefits from excellent transport links, including proximity to Cromer train station.

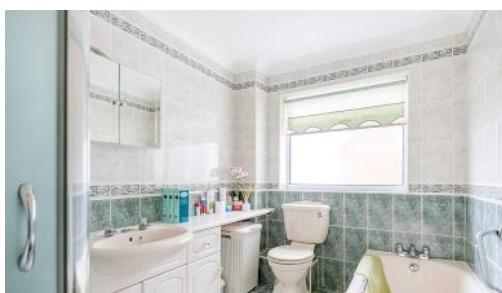
Location

Nestled in the sought-after Clifton Park area of Cromer, Clifton Park offers an enviable location just moments from the stunning North Norfolk coastline. This vibrant seaside town is renowned for its iconic pier, traditional charm, and array of local amenities, including independent shops, cafes, and restaurants. The property enjoys excellent transport links, with Cromer train station nearby, providing convenient access to Norwich and beyond. For outdoor enthusiasts, the area is a haven, boasting picturesque beaches, scenic coastal walks, and the natural beauty of the Norfolk Coast Area of Outstanding Natural Beauty. Perfectly blending tranquillity with convenience, this address offers an exceptional opportunity to embrace the best of Cromer living.



Clifton Park

Upon entering the property, the hallway leads you to a tastefully designed living room, boasting a stone-built fireplace with mantle and a feature archway that opens into the dining room. The dining room, which includes a sliding door leading to the garden room, provides a seamless flow between indoor and outdoor living spaces.



The garden room, flooded with natural light from its numerous windows, offers a tranquil spot to relax and unwind and provides access to the rear garden. The well-appointed kitchen, accessible from both the dining room and hallway, features a range of wall and base units, integrated electric oven and microwave, and plenty of storage space. The ground floor is completed by a WC for added convenience.

Heading upstairs, you will find four spacious bedrooms, with bedrooms one and two benefitting from built-in double wardrobes. The family bathroom offers a luxurious retreat with its four-piece suite, including a panelled bath, shower cubicle, and vanity unit with washbasin.

Externally, the front on the property is mainly laid to lawn and bordered with a few plants and shrubs. The property also boasts an enclosed rear garden, providing a private oasis for outdoor enjoyment. Mature plants and shrubs line the lawn, creating a serene backdrop for al fresco dining or relaxation. Off-road parking is available with a garage and driveway, ensuring convenience for residents.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

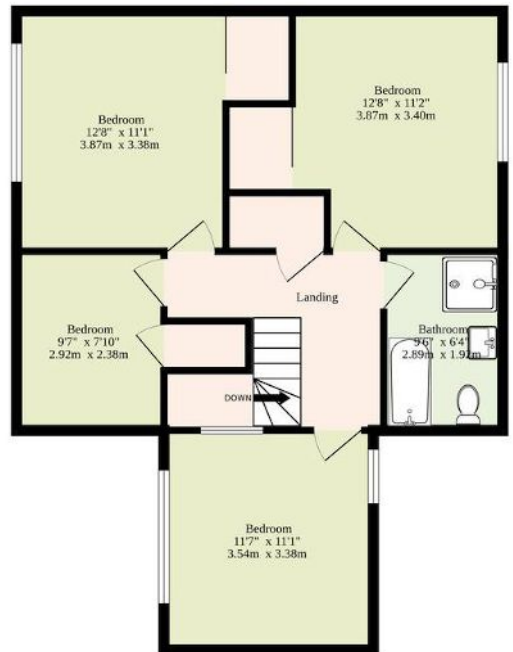
EPC Environmental Impact Rating: D



Ground Floor
826 sq.ft. (76.7 sq.m.) approx.



1st Floor
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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