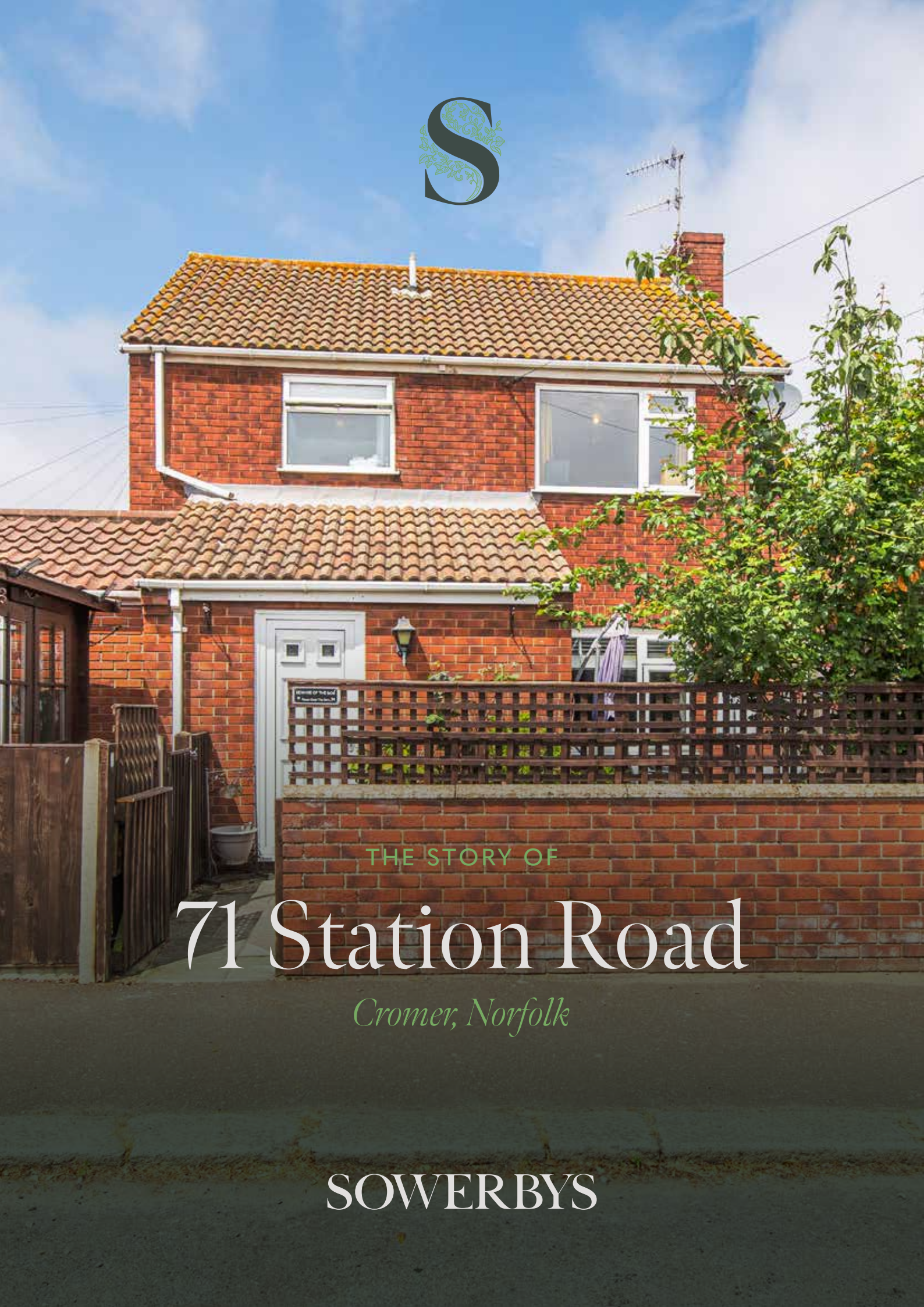




THE STORY OF

71 Station Road

Cromer, Norfolk

SOWERBYS



THE STORY OF

71 Station Road

Cromer, Norfolk
NR27 0DY

Well-Presented Detached Family
Home Overlooking Suffield Park

Flexible Four/Five-Bedroom Accommodation

Spacious and Light-Filled Reception Room

Modern Kitchen with Separate Utility Room

Ground Floor Extension Creating a Fifth
Bedroom, Study or Additional Reception Room

Further Ground Floor Bedroom, Ideal for
Guests or Multi-Generational Living

Three First-Floor Bedrooms
with Family Bathroom

Versatile Detached Outbuilding, Previously
Used as a Dog Grooming Salon

Enclosed Rear Garden and Front Courtyard

Convenient Location Close to Cromer Town
Centre, Schools, Amenities and Transport Links

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



Conveniently located within easy reach of Cromer's town centre, schools and transport links, the property combines generous living space with flexible rooms that can easily adapt to changing lifestyles.

The heart of the home is a bright and spacious reception room, complemented by a well-appointed kitchen and a practical utility room. In recent years, the ground floor has been thoughtfully extended to create an additional reception room or fifth bedroom, providing the perfect space for those working from home, accommodating guests or creating a playroom. A further ground floor bedroom adds to the property's flexibility, making it ideal for multi-generational living or those seeking single-level accommodation.

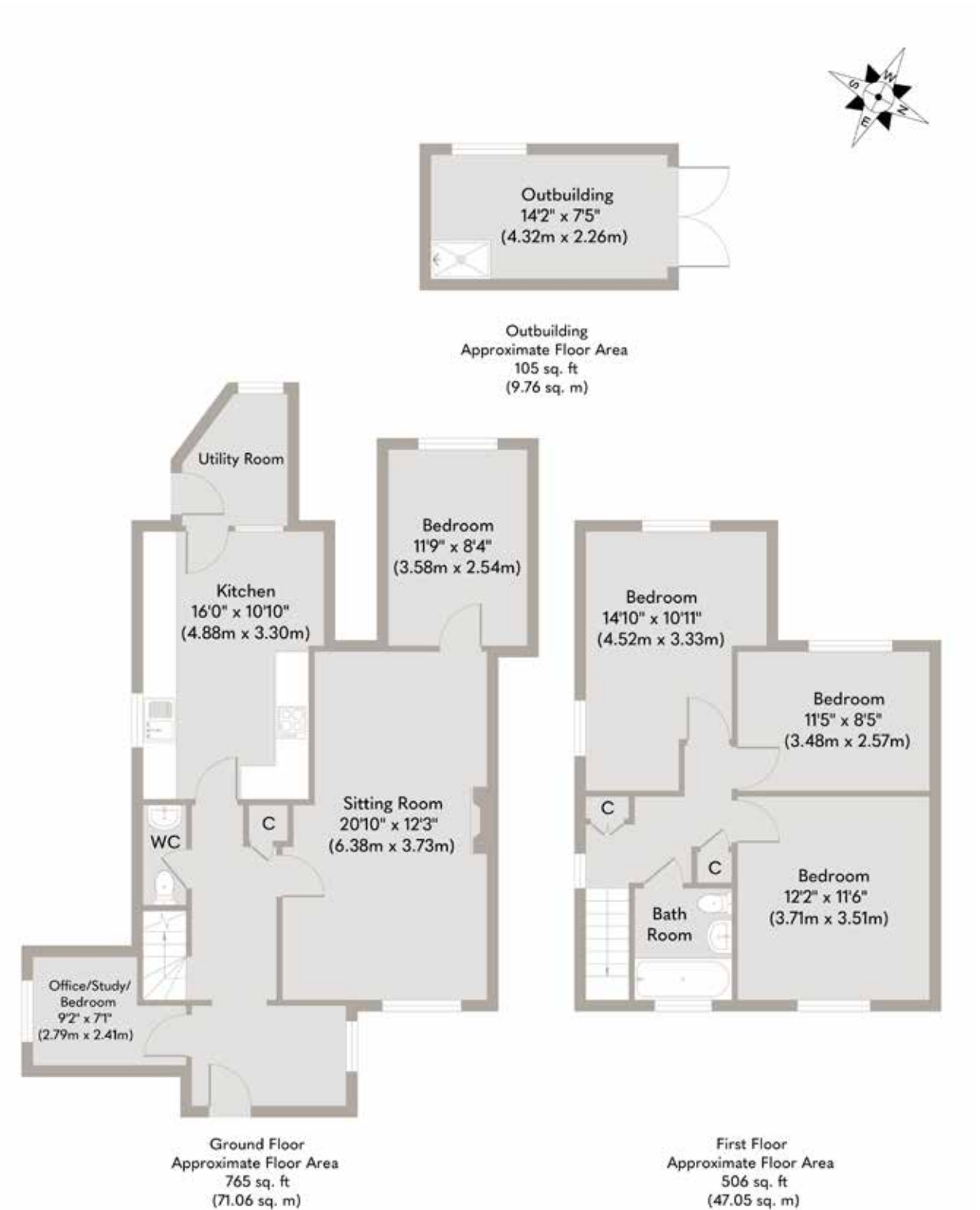
Upstairs, there are three well-proportioned bedrooms served by a family bathroom, providing comfortable accommodation for the whole family.

A particularly valuable addition is the versatile detached outbuilding to the front of the property, previously operating as a successful dog grooming salon. Offering excellent potential for a variety of uses, it could serve as a home office, studio, treatment room, workshop or hobby space, subject to the purchaser's requirements.

Outside, the property enjoys an enclosed rear garden, ideal for relaxing and entertaining, together with a small front courtyard. On-street parking is available immediately outside the property.

With its adaptable layout, useful ancillary accommodation and sought-after location overlooking Suffield Park, this is a wonderful opportunity to acquire a spacious family home in one of Cromer's most desirable residential areas.





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



“...a wonderful opportunity to acquire a spacious family home in one of Cromer's most desirable residential areas.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: /// martini.youths.limit

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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