



71 Station Road, Cromer

In Excess of £450,000

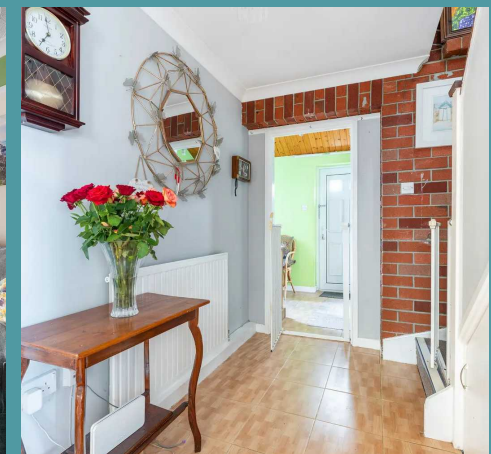
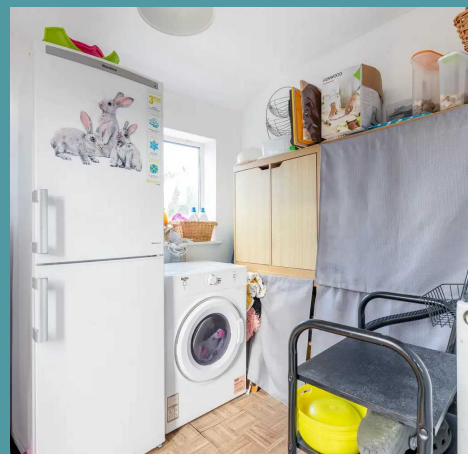
# 71 Station Road

## Cromer

Find comfortable living in this end-terrace home, perfectly suited to everyday family living. Sitting in the coastal town of Cromer, in close proximity to all local amenities and natural surroundings, with only one mile to Cromer's town centre and seafront. Its accommodation consists of a sitting room, open plan kitchen/diner, utility room, bathroom and five bedrooms. Externally you will find on-road parking, a low maintenance garden and a versatile outbuilding.

### LOCATION

Station Road in Cromer offers a truly enviable lifestyle by the sea. Nestled in the heart of the charming seaside town of Cromer on the stunning North Norfolk coast, this location promises a coastal living experience like no other. With easy access to the beach and panoramic views of the North Sea, residents can relish in the beauty of the coastline every day. Cromer itself is a vibrant coastal community known for its sandy beaches, historic pier, and a wealth of local amenities, including seafood restaurants, boutique shops, and cultural attractions. Whether you're drawn to the idea of leisurely walks along the promenade, enjoying fish and chips on the pier, or partaking in the town's lively festivals and events.





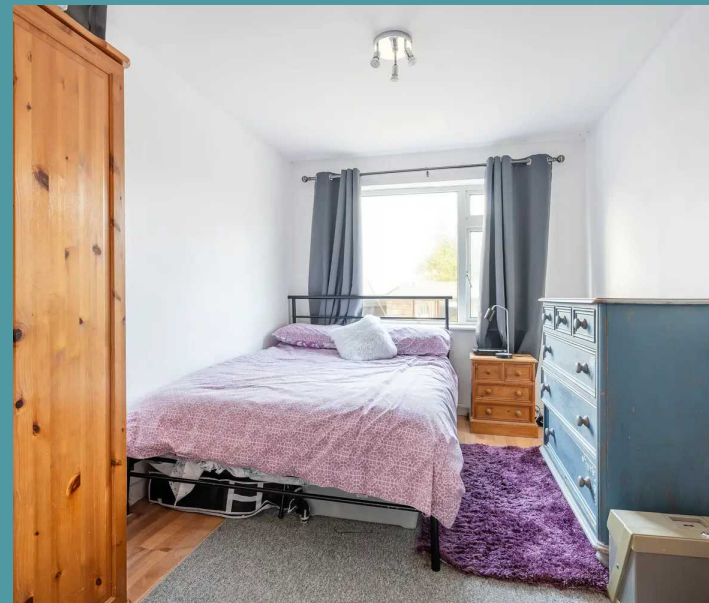
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Step inside where you are instantly greeted by a welcoming entrance hall, completed with a convenient WC. Positioned at the front of the property is a spacious sitting room, for your comfortable furniture and decorative items. The open plan kitchen/diner ensures effortless interaction when hosting occasions or everyday family living. It is well-equipped with units and appliances to be able to cook your favorite meals. With ample amount of space for your dining set-up, encouraging social gatherings with family and friends. The addition of a utility room is ideal for your laundry essentials and extra storage space.

Across both floors of the property are five bedrooms, two of which are conveniently located on the ground floor, this home boasts versatility and an adaptable layout to accommodate diverse living arrangements or individual preferences. The family bathroom comprises of a three piece suite, accommodating all family members and guests.

Towards the rear is a low maintenance garden, consisting of a small artificial lawn and a patio area for your outdoor furniture. An additional feature of this property is the versatile outbuilding, providing a versatile opportunity, whether its a studio, home office, or storage space. Overall, this garden is fully enclosed so you can enjoy in seclusion.





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Cromer

There are an amazing range of local amenities nearby, including a children's play park, schools for all ages, a doctors surgery, a hospital with an A&E facility, post office, beauty salon, a range of food places and Cromer Country Club with pool and gym. There are various travel options available, with train and bus routes to Norwich City Centre, Yarmouth, Caister and surrounding areas.

### AGENTS NOTES

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

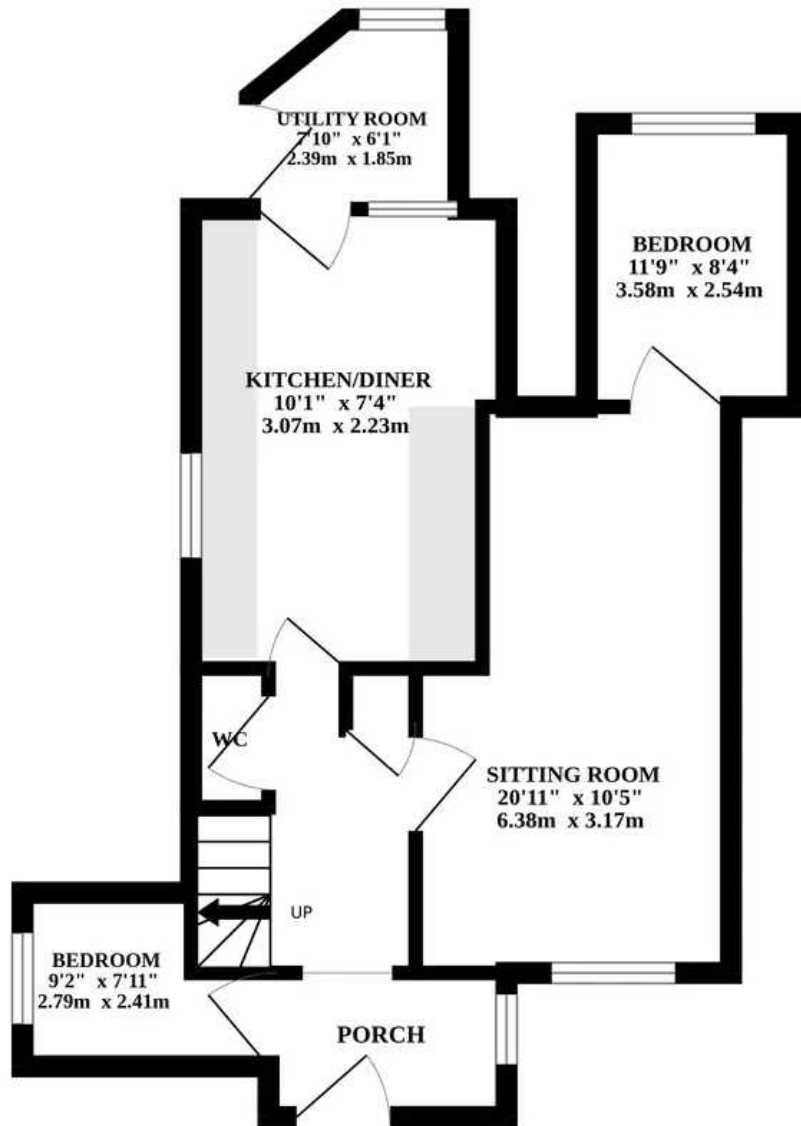
Heating system - Gas Central Heating

Council Tax Band: D

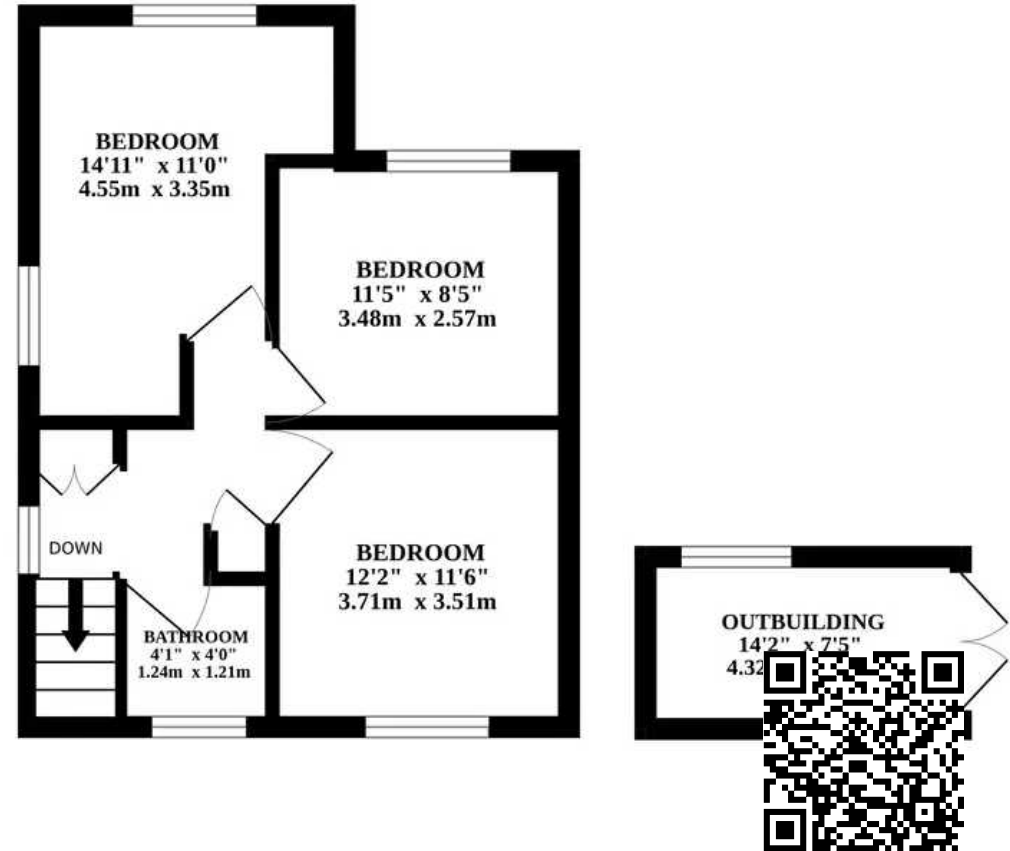
- DETACHED FAMILY HOME
- SPACIOUS SITTING ROOM
- OPEN PLAN KITCHEN/DINER - UTILITY ROOM
- FIVE BEDROOMS - TWO OF WHICH ARE ON THE GROUND FLOOR
- FAMILY BATHROOM
- VERSATILE OUTBUILDING
- LOW MAINTENANCE REAR GARDEN
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS
- CROMER, NR27



GROUND FLOOR



1ST FLOOR



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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