



53 Cromer Road, North Walsham

In Excess of £625,000

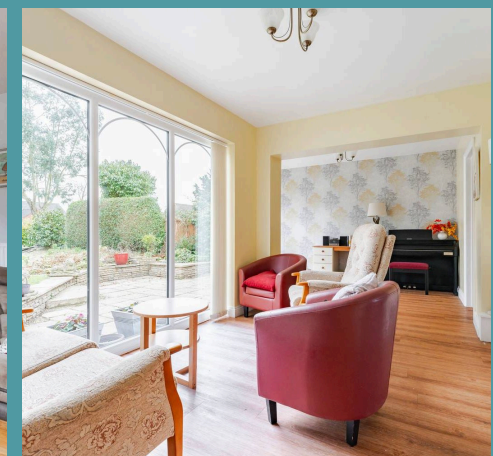
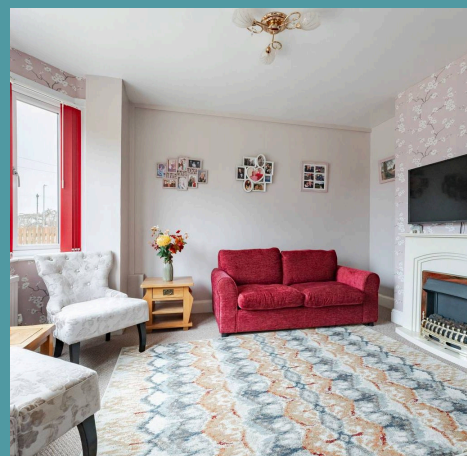
53 Cromer Road

North Walsham

Perfectly positioned near North Walsham, this detached home boasts a versatile layout that caters to all. Offering a range of living options, including a self-contained one-bedroom annexe, ideal for extended family or rental potential. The ground floor boasts flexible living spaces, including a large kitchen-diner and a garden room that seamlessly connects to the beautifully landscaped outdoor areas. Upstairs, three double bedrooms, including one with an en-suite and private balcony, provide comfort and style. With stunning gardens, a summer house, ample parking, and a thoughtfully designed layout, this home offers everything needed for modern living.

Location

North Walsham is a bustling market town offering schooling for all ages, easy access to the city and also the North Norfolk coast plus all essential shops and amenities plus its local train station which is approx 0.8 miles away. You can walk to attend a weekly market in the town centre, a range of supermarkets, GP surgeries, parks and schools for all ages are also available. You can find the UEA, Science park & University hospital around 18 miles away, 12 miles to Norwich Airport, 15 miles to Norwich Railway Station giving access to London and further afield plus 8.3 miles to Cromer.





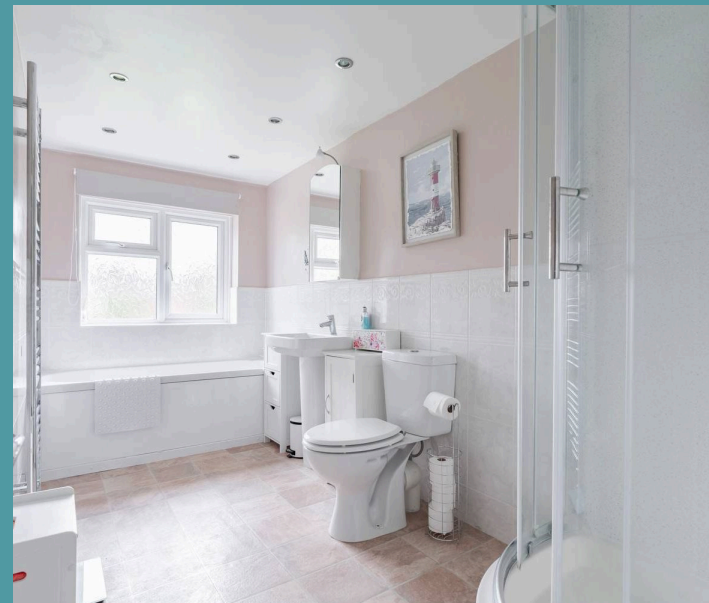
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Cromer Road

This impressive detached property, positioned on the outskirts of North Walsham, offers a commanding presence with a spacious driveway and ample parking for multiple vehicles, including a motorhome. The home has been thoughtfully enhanced over the years, including the conversion of a garage into a fully self-contained one-bedroom annexe. Perfect for accommodating relatives or generating income as a holiday let, this space provides added flexibility.

Inside, the ground floor boasts an array of generously sized living spaces. Three reception rooms offer versatility, while the large kitchen-diner, with bay windows overlooking the garden, provides a central hub for family gatherings. Additional features include a separate utility room and a modern cloakroom, ensuring practicality and convenience throughout. The garden room, with floor-to-ceiling windows and French doors opening to the patio, is a standout feature, blending indoor and outdoor living seamlessly.





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Upstairs, the property offers three double bedrooms, each exuding comfort and style. Highlights include a bedroom with French doors leading to a private balcony and an en-suite, providing an extra touch of luxury. A well-appointed family bathroom, complete with a bath and shower cubicle, completes the first floor. The home also features stunning rear gardens, meticulously landscaped with mature shrubs, trees, and borders, alongside a summer house with power and light.

The annexe is equally impressive, with its own private entrance, open-plan lounge-kitchen-diner, and a spacious bedroom with French doors leading to the patio and garden. Designed with accessibility in mind, it includes a modern shower room, making it ideal for various needs. This exceptional home offers a rare blend of space, style and versatility, making it a must-see for potential buyers.

Agents Note

Sold Freehold

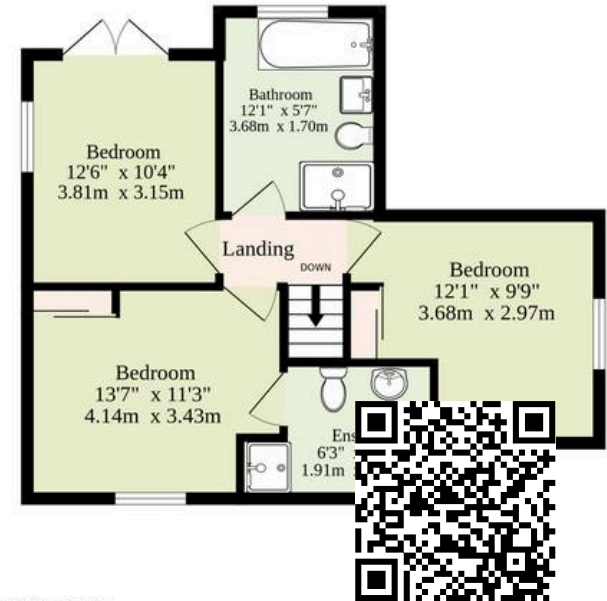
Connected to all mains services.



Ground Floor
1461 sq.ft. (135.7 sq.m.) approx.



1st Floor
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.6 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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