



THE STORY OF

42 Cromer Road

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

42 Cromer Road

Hunstanton, Norfolk
PE36 6FA

Modern Three Bedroom Home

Spacious Sitting Room

Kitchen/Dining Room

Ground Floor WC

Principal Bedroom with Private En-Suite

Family Bathroom

Attractive Garden

Driveway and Garage

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Welcome to this stunning modern home, ideally situated just a short stroll from the seafront. Perfectly maintained and decorated in a contemporary style throughout.

As you enter, you're greeted by a light and airy sitting room at the front of the house, the room's large windows fill the space with natural light, creating a warm and inviting atmosphere.

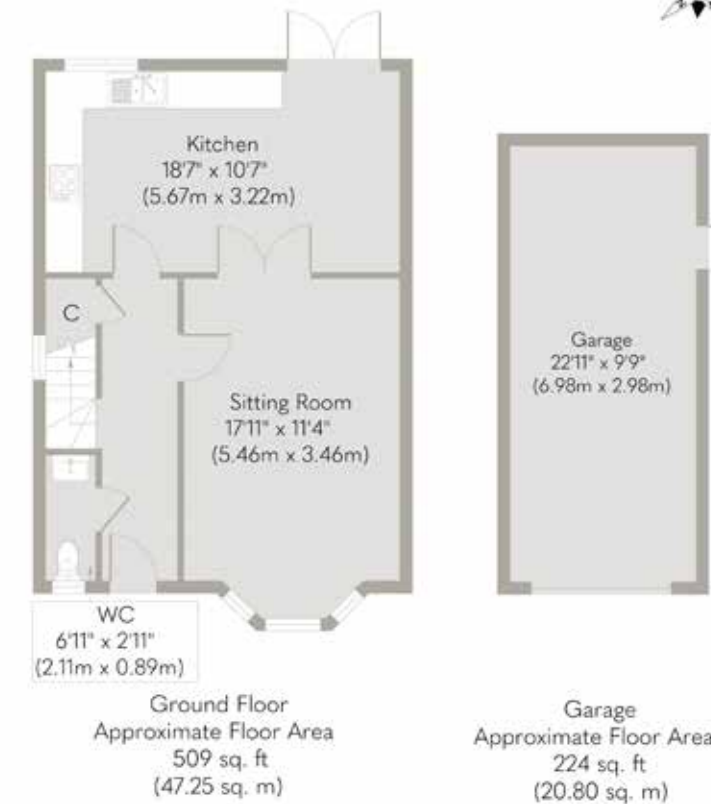
To the rear of the property, you'll find a spacious kitchen/ dining room which stretches across the width of the home. This open-plan area overlooks the beautifully landscaped rear garden. The modern kitchen features sleek cabinetry, high-end appliances, and ample counter space. A convenient ground floor WC completes the downstairs layout.

Upstairs, the first-floor hosts three generously sized double bedrooms. The principal bedroom boasts a private en-suite bathroom. The additional two bedrooms share a well-appointed family bathroom, ensuring comfort and convenience for the whole family.

Outside, the property offers parking to the front, along with a garage for added storage or vehicle space. The enclosed rear garden is mainly laid to lawn with a charming patio area perfect for al fresco dining or enjoying a morning coffee in the sun.

This home is not just a place to live but a lifestyle to be enjoyed, offering modern comforts in a superb coastal location. Don't miss the opportunity to make this exquisite property your new home.





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.

Copyright V360 Ltd 2023 | www.houseviz.com

Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from Sowerbys



“...ideally located
just a short
stroll from the
seafront.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:-7639-6532-9000-0467-1222

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: ///synthetic.custodial.gain

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

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

Nelson's
Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

