



THE STORY OF
48 St. Mary's Road

Cromer, Norfolk

SOWERBYS

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48 St. Mary's Road

Cromer, Norfolk,
NR27 9DJ

Incredibly Desirable Location

Moments away from Cromer's High Street

Period Home Full of Character

Three Bedrooms

Two Bathrooms

Single Garage

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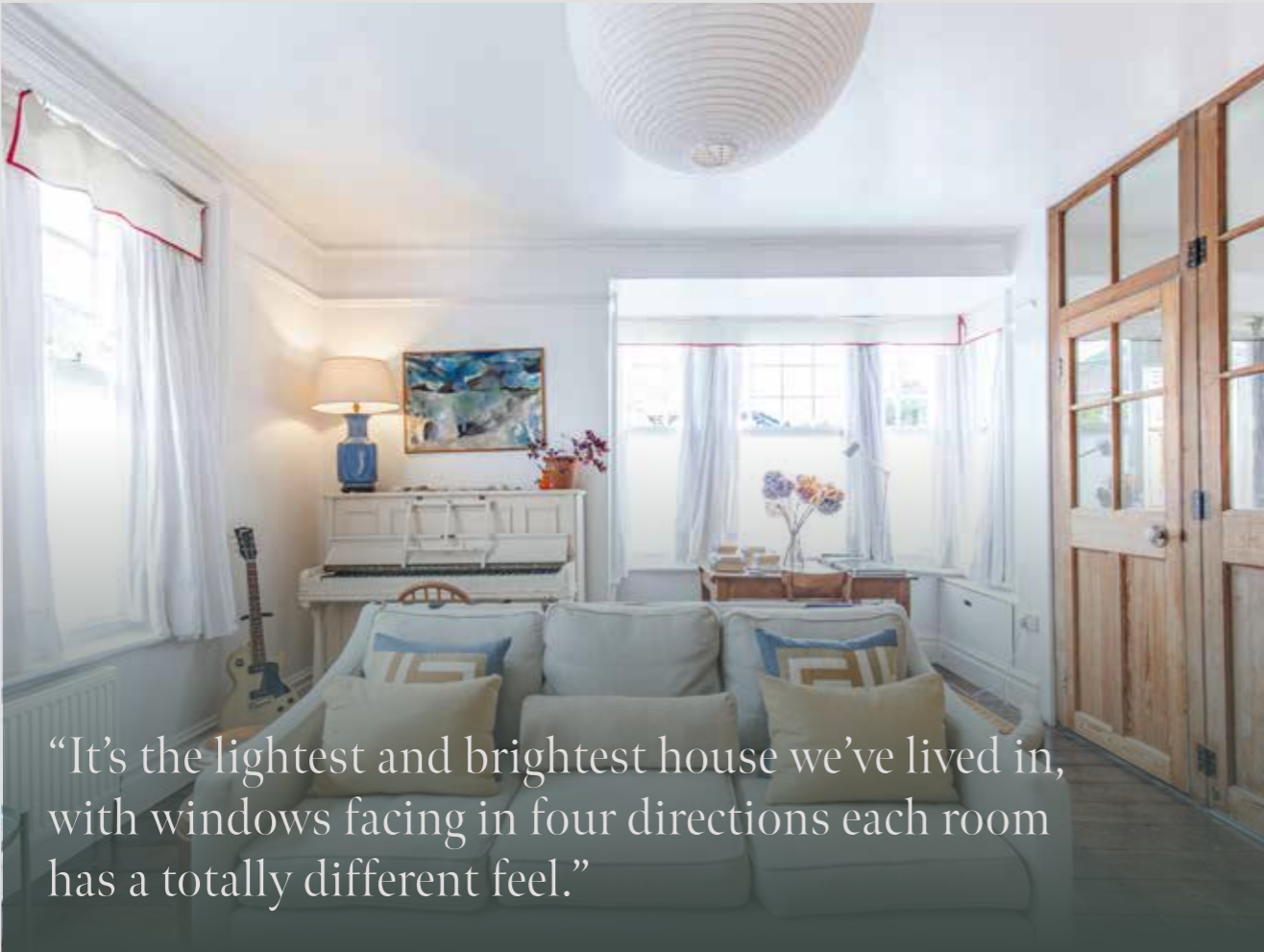
“...an elegant, light and timeless home.”

St. Mary's Road hosts some of the most beautifully designed and generously configured Victorian townhouses that conveniently rest just a few minutes' walk from Cromer's High Street. With an array of exciting independent shops, bars and eateries that fill this vibrant town, Cromer has fast become one of the most popular and up-and-coming coastal towns in Norfolk.

48 St. Mary's Road is an utterly beautiful and immaculately presented home, which sits at the top of one of Cromer's most desired roads. Exuding a wealth of

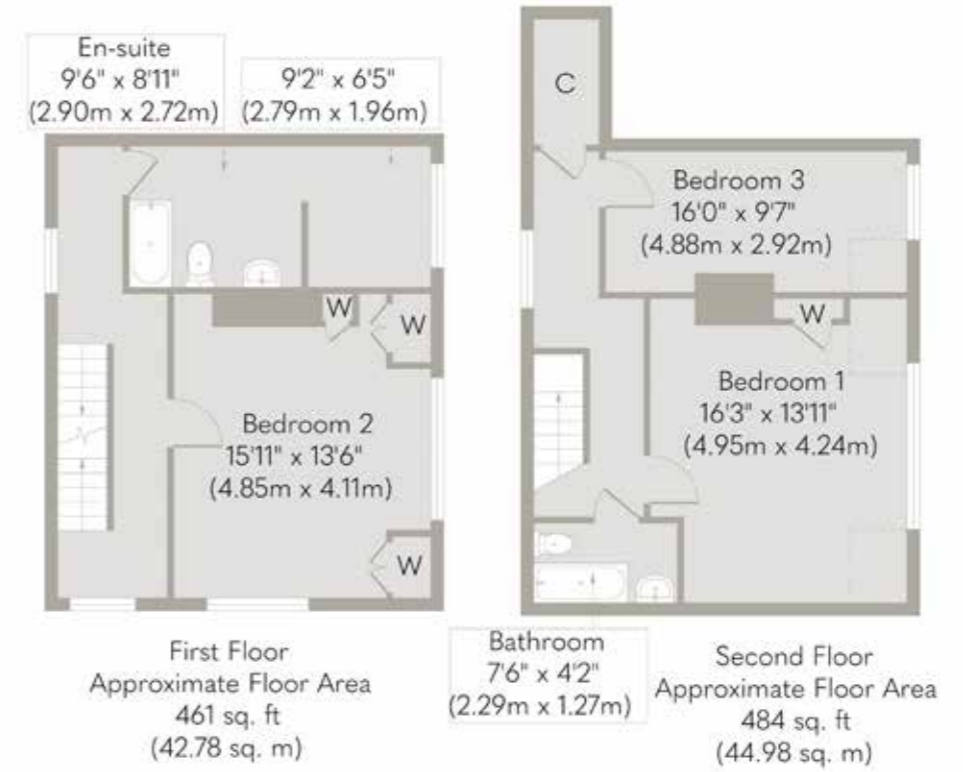
period features, with the current owners' meticulous eye for enhancing this property's natural character, 48 St. Mary's Road's beauty and charm leave very little to be desired from a family home.

Spanning three floors, the three bedrooms and two bathrooms on the upper floors are superbly balanced and offer a great versatility which could adapt to a living dynamic that suits you. The living areas on the ground floor follow the suit of the floors above, as they too allow great amounts of light through the building.



“It’s the lightest and brightest house we’ve lived in, with windows facing in four directions each room has a totally different feel.”





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.



What really makes this wonderful home stand out from its neighbours is the position it holds at the top of the road. This setting uniquely allows for a much larger garden and the noteworthy added benefit of a single garage - something the majority of properties in the vicinity do not have.



“...it’s given us more space, especially as the garden is nice and big - a real privilege in Cromer.”

The rear garden is mostly laid to lawn and enjoys the last drops of the evening sun. The communication between the kitchen and the rear garden creates the most ideal place for hosting, but equally presents a fantastic opportunity to extend out from the dining room and kitchen, subject to the necessary consents, which could become the most incredible day room that caters to the keen cook and would become the hub for busy young families.





ALL THE REASONS

Cromer

IS THE PLACE TO CALL HOME



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 the Vendor



Aerial view of Cromer

"We're close to the sea, but also in a tranquil spot, away from the bustling town."

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 7602-7125-2430-0040-8296

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: ///resolved.hamsters.fallback

AGENT'S NOTE

The property has a flying freehold.

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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