



THE STORY OF

31 Ridgeway

Cromer, Norfolk

SOWERBYS



S

31 Ridgeway

Cromer, Norfolk
NR27 0HS

Located Within a Peaceful and Charming Community

Public Transport Links Nearby

Close to the Centre of Town

Detached Two Bedroom Bungalow

Versatile Snug/Study/Third Bedroom

Single Garage and Driveway Parking

Welcome to 31 Ridgeway, a delightful two-bedroom, two-bathroom detached bungalow nestled in the heart of Cromer. This charming property offers a perfect blend of comfort and potential, ideal for those looking to create their dream coastal home.

As you step inside, you'll find a spacious and inviting living area with a warm and welcoming atmosphere. While the interiors are slightly dated, they provide a fantastic opportunity for personalisation and modernisation to suit your tastes. The snug/study, conveniently located off the main living area, presents a versatile space that can easily be converted into a

third bedroom, accommodating growing families or offering a private retreat for guests.

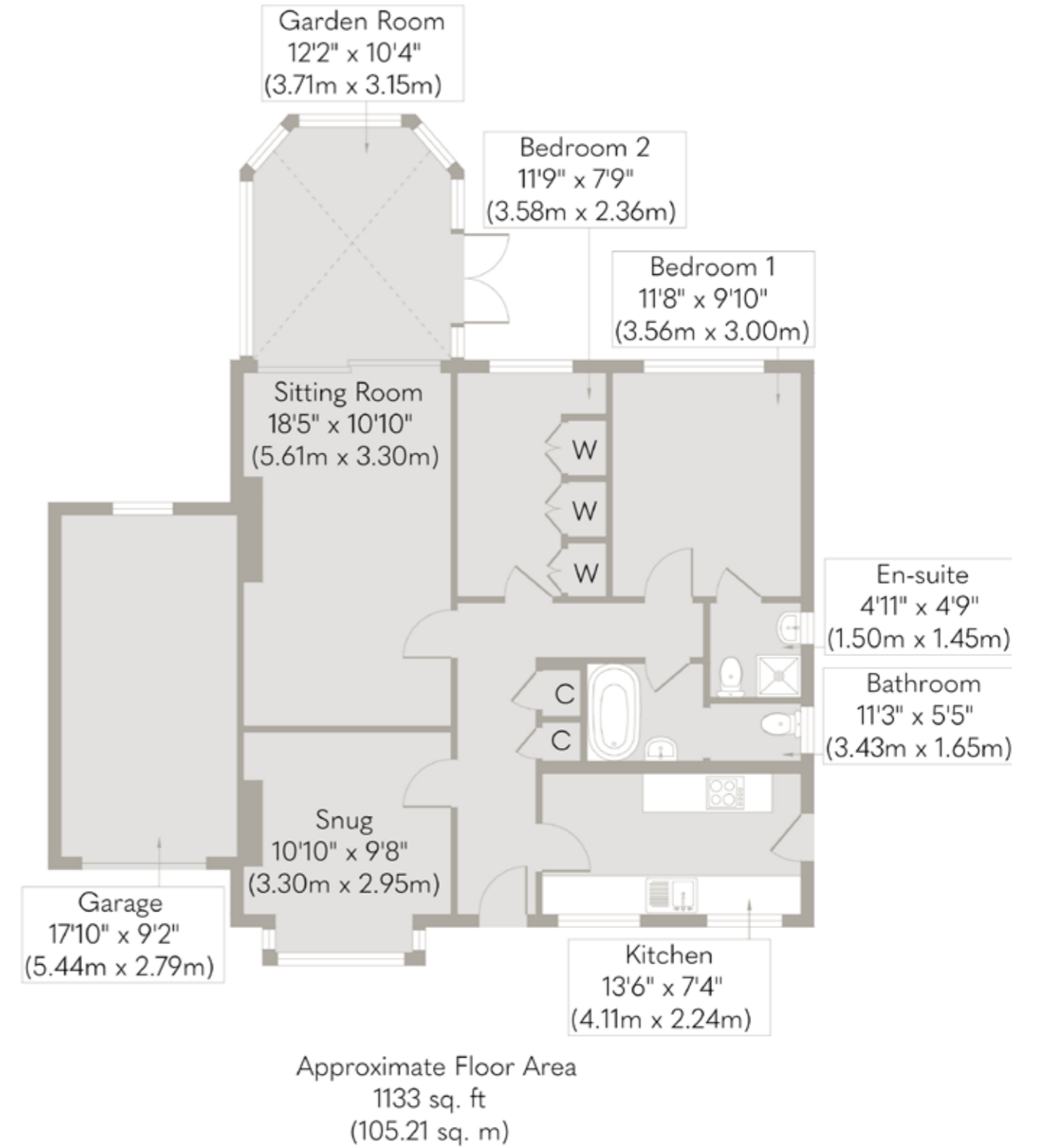
The kitchen, though modest, is functional and filled with natural light, creating a pleasant space for culinary creativity. Adjacent to the kitchen, the dining area offers a cosy spot for family meals and entertaining.

The two bedrooms are generously sized, providing ample space for relaxation. The principal bedroom benefits from an en-suite bathroom, offering convenience and privacy, while a well-appointed family bathroom serves the second bedroom.

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

Outside, the property features an attached single garage and a driveway with space for a couple of small cars, ensuring plenty of parking for residents and visitors alike. The garden is a tranquil space brimming with potential for those with a green thumb.

Situated in the picturesque coastal town of Cromer, 31 Ridgeway enjoys proximity to stunning sandy beaches, the iconic Victorian pier, and a vibrant local community. This property represents a unique opportunity to embrace the serene coastal lifestyle while adding your personal touch to a charming bungalow.



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.

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...



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 6700-7936-0322-7394-3543

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: ///converged.ships.grab

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



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