



THE STORY OF

12 St Mary's Road

Cromer, Norfolk

SOWERBYS



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12 St Mary's Road

Cromer, Norfolk
NR27 9DJ

Beautifully Renovated Four Bedroom
Victorian Townhouse

Prime Location Just Minutes from
Cromer Town Centre

Spacious, Light-Filled Kitchen
Serving as a Perfect Day Room

Large Sitting Room with Flexible Seating,
Secret Storage, and Wood-Burner, Open
Fireplace and Designer Radiators

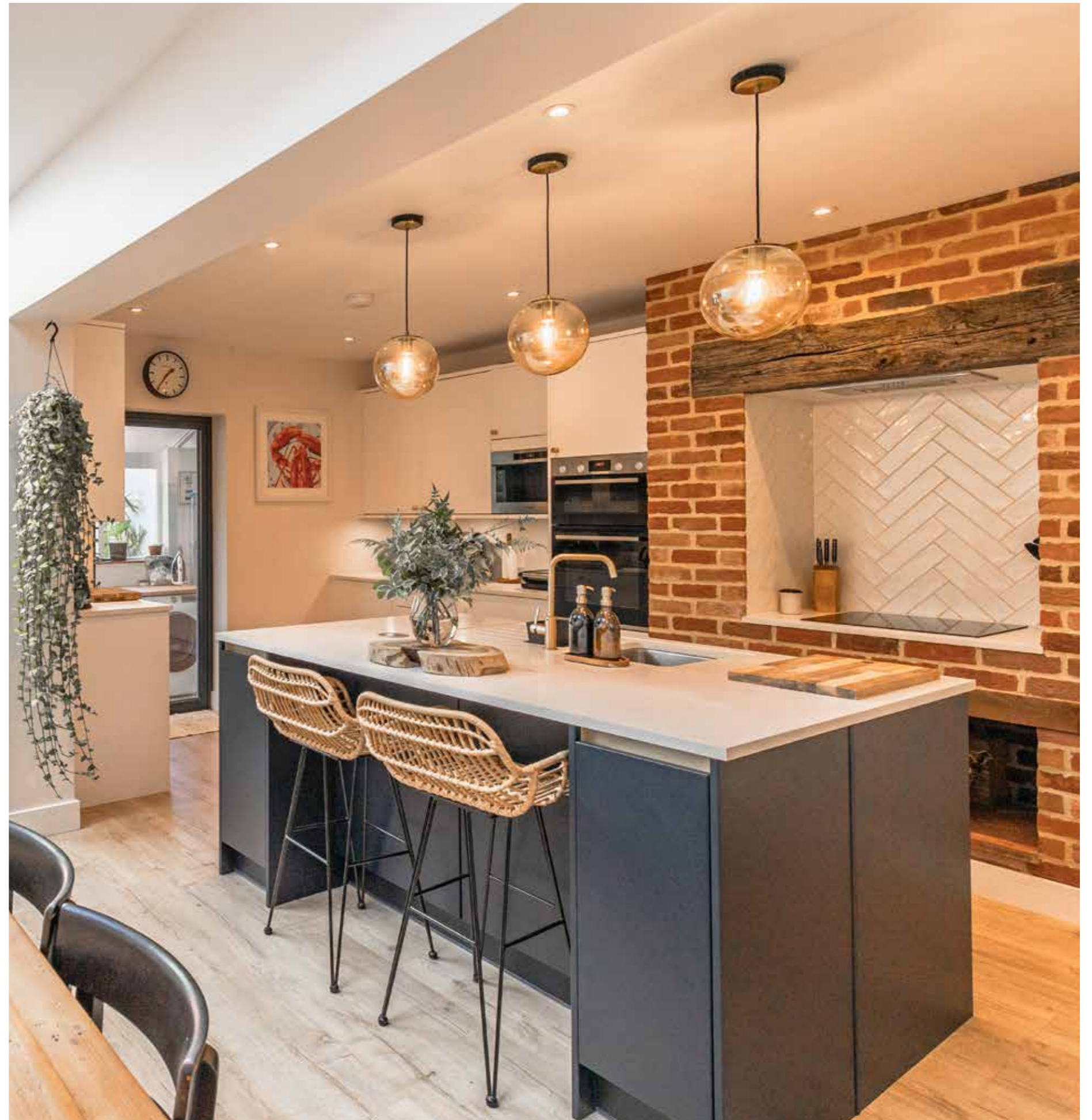
Separate Utility Room with Convenient
Outdoor Shower for Beach Days

Three Large Bedrooms, Plus a
Fourth Bedroom/Home Office

Rear Access with Potential for Off-
Street Parking if Desired

Low-Maintenance Rear Garden
with Secure Storage

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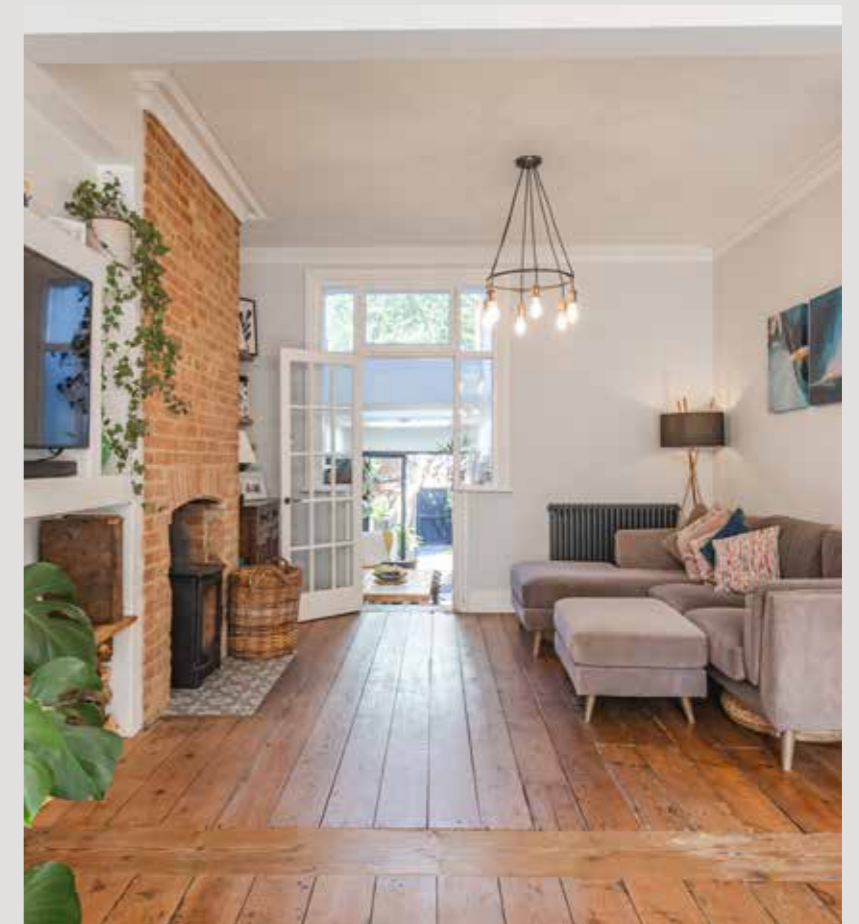
A beautifully renovated Victorian townhouse, 12 St. Marys Road has been lovingly maintained as a cherished family home. This four bedroom property seamlessly combines modern amenities with thoughtful, practical design, offering excellent storage solutions both inside and out. Just a short walk from the town centre, convenience and character are perfectly balanced, making it ideal for family living.

The first impression of 12 St. Marys Road is truly striking, with its distinctive bay windows and Victorian mosaic tile approach, setting the stage for a charming entrance. Natural light flows effortlessly throughout the home, starting with the welcoming entrance hall and continuing through the interconnected reception areas. The spacious, light-filled kitchen stands out as a central feature, functioning as a perfect day room, while the separate utility room ensures the kitchen remains clutter-free. An outside shower, located just beyond the utility room, adds a practical touch for beach days or washing pets.

The upstairs harmonises beautifully with the ground floor, offering three spacious bedrooms alongside a well-appointed bathroom. The fourth bedroom, currently used as a home office, can easily revert to a bedroom or be converted into an en-suite.

The rear garden is designed for easy-maintenance, featuring secure storage and convenient access to a road behind the terrace. If desired, this road offers the potential to mimic neighbouring properties by taking part of the garden for off-street parking, however, our sellers have opted to retain the a larger garden space for their young family, instead taking advantage of the plentiful on-road parking options to the front of the terrace.

Located in the heart of Cromer, this Victorian townhouse is not only a beloved family home but also a striking example of how modern living can flourish within a character-filled, period property.









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.

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Cromer

WHY NOT PUSH THE BOAT OUT WITH A SEASIDE SUPPER?

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 Sowerbys



“...convenience and character are perfectly balanced, making it ideal for family living.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with underfloor heating to the bathroom. Water softener.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9070-3041-7201-5404-7200

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: ///suiting.hazel.grid

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SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

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Charity
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