henleys
ESTATE AGENCY SIMPLIFIED



53 MILL ROAD

Cromer, NR27 0AD

£210,000

Freehold

53 MILL ROAD

Cromer
NR27 0AD

- Convenient location close to schools, shops & amenities
- Within easy reach of Cromer's beach & town centre
- Three bedrooms, including one with an en-suite shower room
- Spacious separate living & dining rooms
- Fitted kitchen with space for a breakfast table
- Ground-floor family bathroom
- Enclosed rear garden with paved & lawned areas
- Small front garden with established planting
- Council Tax Band A

Situated within the established residential area of Suffield Park, this three-bedroom home enjoys a convenient position in Cromer, with the town's three schools, local shops and everyday amenities all within comfortable walking distance. The beach, seafront and bustling town centre are also readily accessible, making this an appealing location for families and those looking to enjoy all that this popular North Norfolk seaside town has to offer. Cromer provides a wonderful blend of independent shops, cafés, restaurants and traditional pubs, alongside its much-loved Victorian pier and Pavilion Theatre. With bus and rail connections linking the town to the surrounding coast and Norwich, the property is well placed for both everyday convenience and coastal living.

Extending to approximately 852 sq. ft., the accommodation is arranged over two floors, offering a comfortable balance of living and bedroom space. The entrance opens into a welcoming living room, featuring a bay window to the front and a fireplace with timber surround, creating an attractive focal point. An inner hallway and staircase lead through to a separate dining room, providing an ideal setting for family meals and entertaining, with useful under stairs storage. To the rear, the kitchen is fitted with a range of wall and base units, an integrated oven, gas hob and space for freestanding appliances, alongside room for a small breakfast table. A family bathroom, fitted with a bath and shower over, completes the ground floor.

Upstairs, three bedrooms are accessed from the first-floor landing, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms offer flexibility for family members, visiting guests or those requiring a dedicated home office.

Outside, the property enjoys gardens to both the front and rear. The front garden is enclosed by a low-level wall, with paved areas and established planting creating a pleasant approach. The rear garden combines paved seating areas with a lawn, providing a practical space for outdoor furniture, pots and planting. A pathway leads to a rear gate, offering access to the adjoining alleyway.

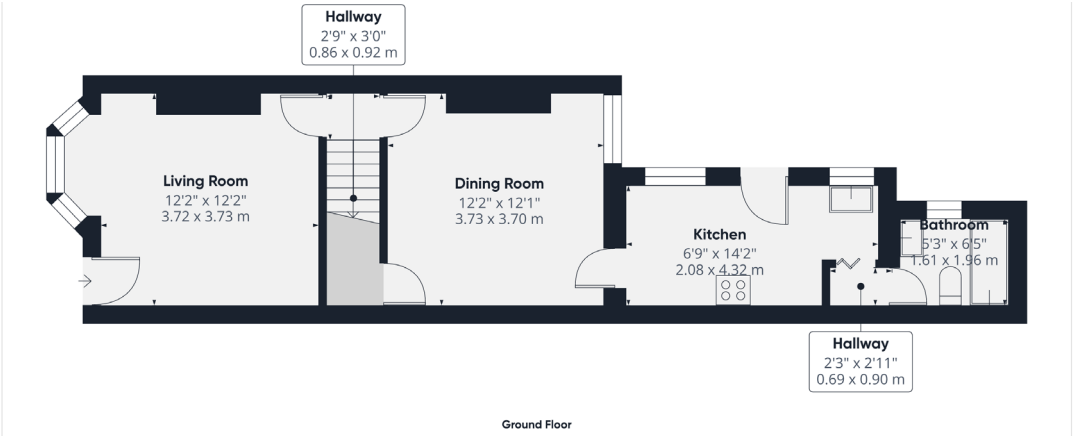

BUSH

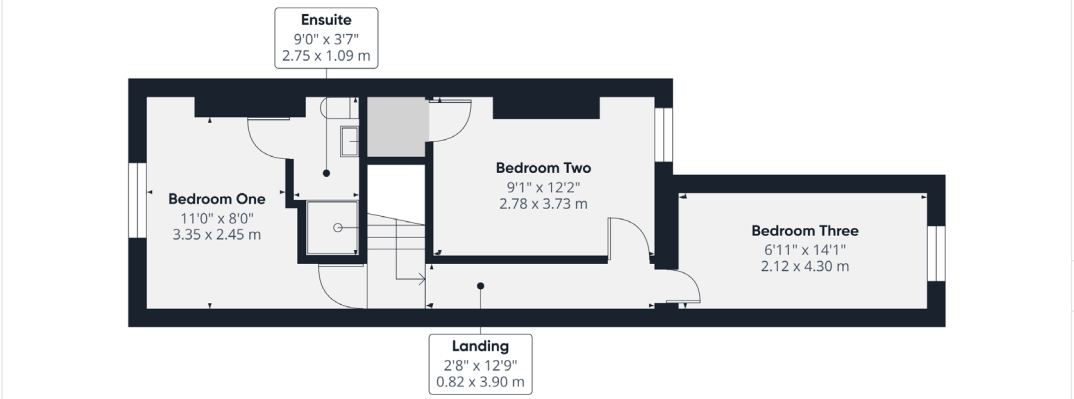





BOUGHT
LOVED







Approximate total area(1)

852 ft²

79.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band A

Energy Efficiency Rating: D.

Tenure: Freehold.

Location: What3words – ///sorry.sneezing.cloak

15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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.