



S

THE STORY OF
11 The Croft
Cromer, Norfolk

SOWERBYS

S

THE STORY OF

11 The Croft

Cromer, Norfolk
NR27 9EH

Semi-Detached Family Home

Potential to Update

Generous Sitting Room

Kitchen and Separate Utility Room

Conservatory Opening to the Garden

Three Bedrooms

Family Shower Room and En-Suite to Principal Bedroom

Delightful, Landscaped Gardens to the Front and Rear

Garage and Off Road Parking

Close to Beach and Town Centre

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“A home filled with potential, nestled in a tranquil and discreet location.”

Just moments from the vibrant town centre of Cromer and the beach, yet enjoying a tranquil and discreet environment within a small and exclusive private road, 11 The Croft commands an exceptional location.

With accommodation extending to around 1,400 sq. ft, there is plenty of space to enjoy, with scope for improvement and enhancement.

Sit back and relish in the views of the landscaped rear garden from the

impressive garden room, offering versatile living space and flooding the delightful sitting room with natural light, alongside the sliding doors which lead out to the patio. The front garden can be appreciated from the kitchen, which further benefits from an adjoining utility room.

Storage options are in abundance here, with large cupboards in the entrance hall and the spacious, well lit-landing, and all three bedrooms also offer fitted wardrobes.





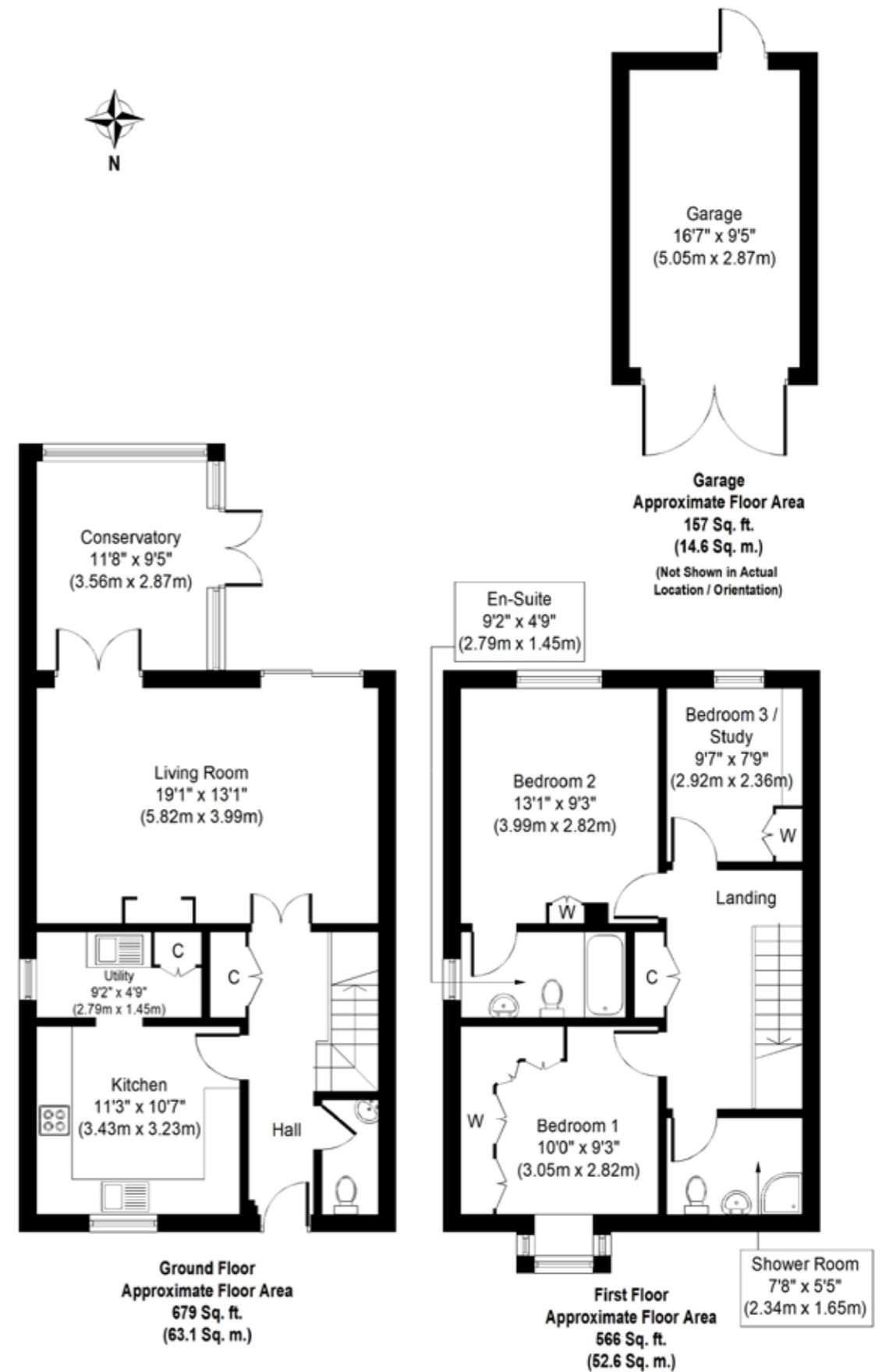
The small, landscaped front garden is well-stocked with shrubs and flowering beds, with a brick weave driveway to one side providing off road parking and leading to the attached garage.



A real feature of this delightful home is the rear garden. Meticulously landscaped and managed by the current owners, the garden enjoys a sunny southerly aspect. Host summer barbecues and entertain family and friends on the extensive paved terraces, with walkways which meander through yet more well-stocked shrubs and flowering beds.



Having been a much loved home for many years, 11 The Croft is offered for sale with no onward chain and is ready for someone new to make it their own.



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...



A historic photograph of Cromer the East Cliff.



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 7132-1124-6100-0175-5206

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

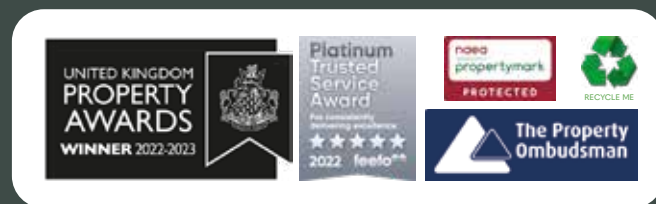
Freehold.

LOCATION

What3words: ///drawn.singled.voting

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