

# henleys

ESTATE AGENCY SIMPLIFIED



## **57 RANDALL CRESCENT**

Cromer, NR27 0FD

**£325,000**

Freehold

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# 57 Randall Crescent

Cromer  
NR27 0FD

£325,000

Freehold

- **Popular residential setting in Cromer, close to the town centre and seafront**
- **Well-arranged semi detached home with light, balanced accommodation**
- **Comfortable lounge and sociable kitchen/diner**
- **Two bedrooms, bathroom, en-suite shower room, and ground floor cloakroom**
- **Enclosed rear garden, ideal for low-maintenance outdoor living**
- **Spacious single garage, plus off-road parking**

## Agents Note

EPC Rating: B

Council Tax: B

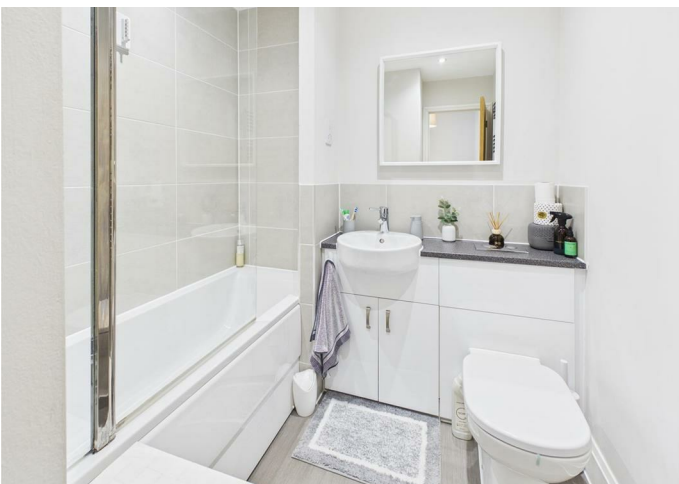
Mains water, drainage, electricity and gas

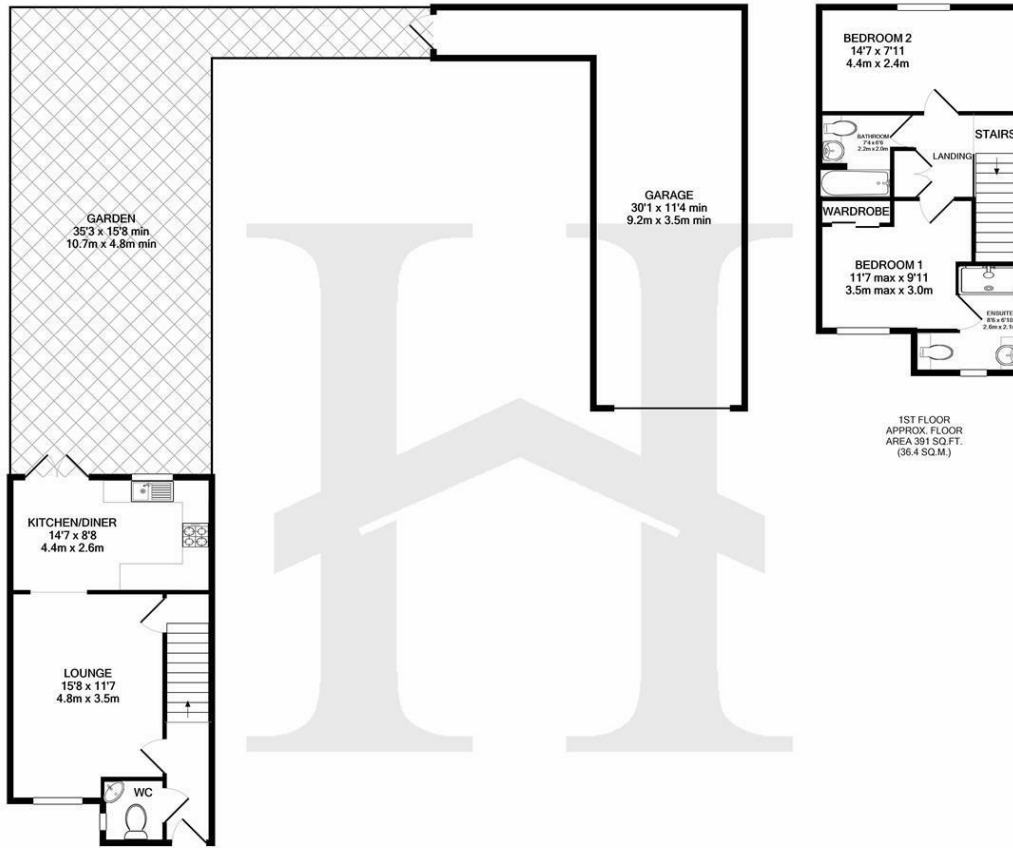
Situated within a popular residential corner of Cromer, Randall Crescent enjoys a peaceful setting while remaining within easy reach of the town's vibrant centre and iconic seafront. Cromer is celebrated for its charming coastal character, independent shops, and renowned pier, offering a wonderful blend of everyday convenience and seaside living. The surrounding area provides pleasant walks, access to the Norfolk coastline, and a welcoming community atmosphere, making it an appealing choice for both permanent residence and weekend retreat.

The property itself is thoughtfully arranged, offering well-balanced accommodation across two floors. A comfortable lounge provides a relaxing focal point, while the kitchen/diner to the rear creates a sociable and practical space for everyday living and entertaining. Upstairs, two well-proportioned bedrooms are complemented by a modern bathroom and an en-suite shower room, with the addition of a ground floor cloakroom enhancing convenience. The interiors are light and well-presented, offering a home that is ready to enjoy while still allowing scope for personalisation.

To the outside, the enclosed rear garden offers a private and manageable outdoor space, ideal for al fresco dining or quiet enjoyment. A particular highlight is the spacious single garage, positioned centrally in the block of three, providing excellent storage or secure parking, alongside additional off-road parking. Altogether, the external space complements the home perfectly, offering both practicality and a sense of ease.







GROUND FLOOR  
APPROX. FLOOR  
AREA 780 SQ.FT.  
(72.5 SQ.M.)

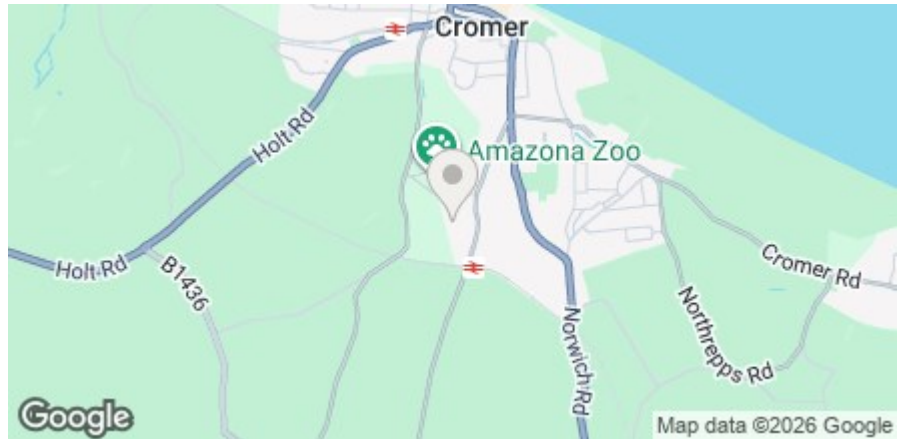
1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1172 SQ.FT. (108.9 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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