



71 STATION ROAD

Cromer, NR27 0DY

£350,000 - £375,0000

Freehold

71 STATION ROAD

Cromer
NR27 0DY

- Well-Presented Detached Family Home Overlooking Suffield Park
- Flexible Four/Five Bedroom Accommodation
- Spacious & Light Filled Living Space
- Modern Kitchen with Seperate Utility Room
- Ground Floor Extension Providing Versatile Additional Accommodation
- Ground Floor Bedroom Ideal for Guests or Multi-Generational Living
- Three Further First Floor Bedrooms with Family Bathroom
- Detached Outbuilding with Home Office, Studio or Buisness Potential
- Enclosed Rear Garden & Front Courtyard
- Convenient Location





Occupying a sought-after position overlooking the green open spaces of Suffield Park, this well-presented detached home offers generous and highly adaptable accommodation, perfectly suited to modern family life. With flexible living spaces, a versatile layout and the added benefit of a detached outbuilding, this is a property that can easily evolve to meet changing needs.

Extended by the current owners, the home provides the flexibility of four or five bedrooms, with ground floor accommodation that lends itself equally well to guest space, multi-generational living, working from home or an additional reception room. Bright & welcoming throughout, the spacious main living area flows effortlessly into a modern kitchen, complemented by a separate utility room, creating a practical & sociable environment for everyday living.

One of the property's standout features is the detached outbuilding, previously operating as a successful dog grooming salon. Offering excellent versatility, it presents exciting potential as a home office, treatment room, studio, workshop or hobby space, depending on the next owner's requirements.

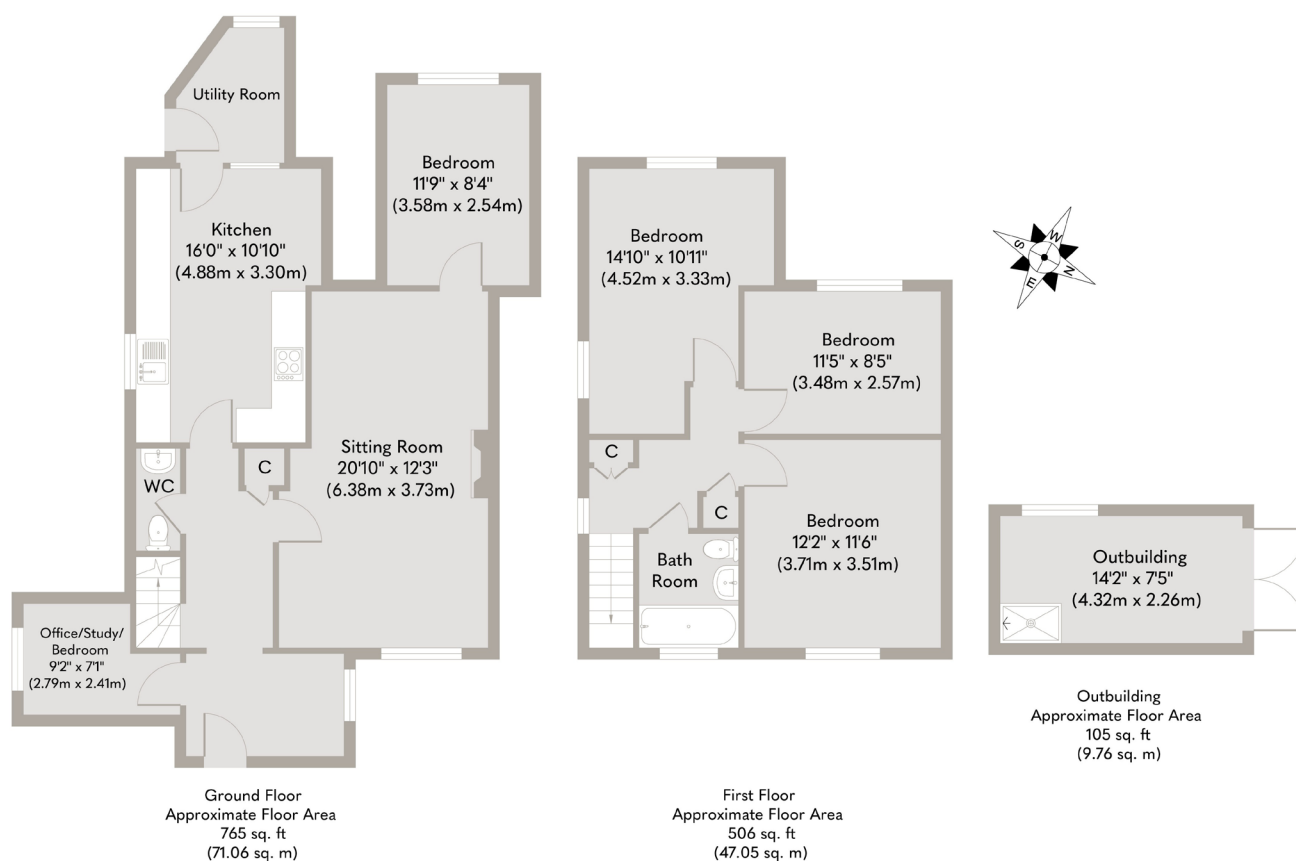
Outside, the enclosed rear garden provides a private setting for relaxing, entertaining or family life, while a small front courtyard enhances the property's kerb appeal. On-street parking is available immediately outside.

Conveniently positioned within easy reach of Cromer's thriving town centre, excellent schools, transport links and the beautiful North Norfolk coastline, this is a wonderful opportunity to acquire a spacious and adaptable family home in one of the town's most desirable residential locations.









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

Council Tax: D.

Energy Efficiency Rating: To be confirmed.

Tenure: Freehold.

Location: What3words - /// martini.youths.limit

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.

