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Select

Cromer Road  
North Walsham



A STUNNING FIVE-BEDROOM DETACHED PERIOD RESIDENCE, IMMACULATELY PRESENTED WITH GENEROUS LIVING SPACE.

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## 39 Cromer Road, North Walsham, Norfolk NR28 0HB

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### RECEPTION HALLWAY

Welcoming hall with panelled doors to main rooms and cellar, sliding door to kitchen/breakfast room, staircase to first floor, radiator, picture rails, and wall panelling.

### SITTING ROOM

Spacious double-aspect room with sash window to front and double doors to raised decking. Features a fireplace with inset wood burner, two radiators, and coved ceiling.

### DINING ROOM

Double-aspect with sash windows and working shutters, cast iron fireplace, fitted cupboard, pine flooring, and coved ceiling.

### STUDY

Versatile room with sash window and garden-access door, cane flooring, radiator, and telephone point

### WC

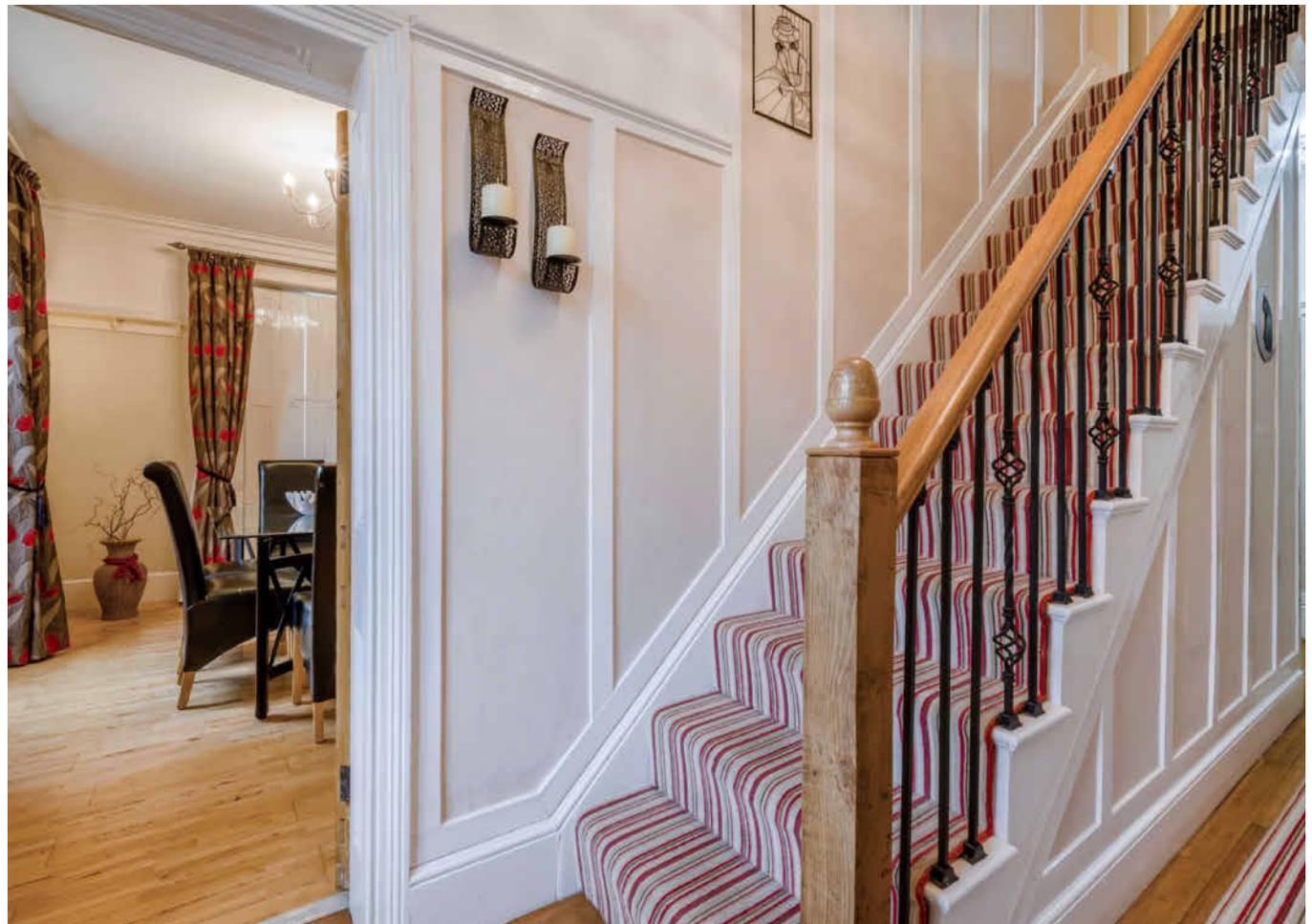
Fitted with wall-mounted basin, WC with concealed cistern, electric heater, cane flooring, panelling, and side window.

### UTILITY ROOM

Fitted with base/wall units, butler sink, appliance space, boiler cupboard, laminate flooring, and sash window to side.

### KITCHEN/BREAKFAST ROOM

Bright, double-aspect space with wood burner, tiled floor, picture rails, and a range of gloss-finish units, island, 'Miell' worktops, range cooker, and fridge/freezer recess. Doors to garden room and outside.







## GARDEN ROOM

Spacious with vaulted ceiling and four roof lights, bi-fold doors to east garden, tiled floor, and access to garage and exterior.

## SIDE LOBBY

Practical space with doors to west garden and internal rooms—ideal



for everyday use.

## CELLAR

Two generously sized cellar rooms with power and lighting, offering great storage or conversion potential.

## LANDING

Spacious with access to bedrooms, dressing room, bathroom, built-in cupboard, sash window, picture rails, radiator, and loft access.

## PRINCIPAL BEDROOM

Large double-aspect room with fitted wardrobe, wood flooring,



picture rails, wall lights, ceiling fan, and en-suite.

### EN-SUITE

White suite with basin and storage, corner WC, shower cubicle, tiled walls, inset lighting, extractor fan, and internal window.

### BEDROOM TWO

Bright double-aspect room with fitted wardrobe, laminate flooring, radiator, and character details.

### EN-SUITE

Modern white suite with basin and storage, WC, shower cubicle, tiled walls, heated towel rail, shaver point, and spotlights.

### BEDROOM THREE

Double-aspect with sash and rear windows, laminate flooring, radiator, picture rails, and wall lights.

### BEDROOM FOUR

Spacious room with sash window, built-in cupboard (housing hot water tank), exposed floorboards, and radiator.

### BEDROOM FIVE

Flexible room with sash window, radiator, laminate flooring, and custom storage including hanging rails and drawers.

### BATHROOM

Luxury bathroom with white suite, freestanding bath, recessed shower cubicle, tiled walls and floor, heated towel rail, mirrored cabinet with light/heater, and spot lit coved ceiling.

### EXTERNAL

Set within a generous plot the property features well-maintained gardens and ample parking. A driveway from Cromer Road leads to a front parking bay and continues to the rear, providing further off-road parking and access to the attached double garage.





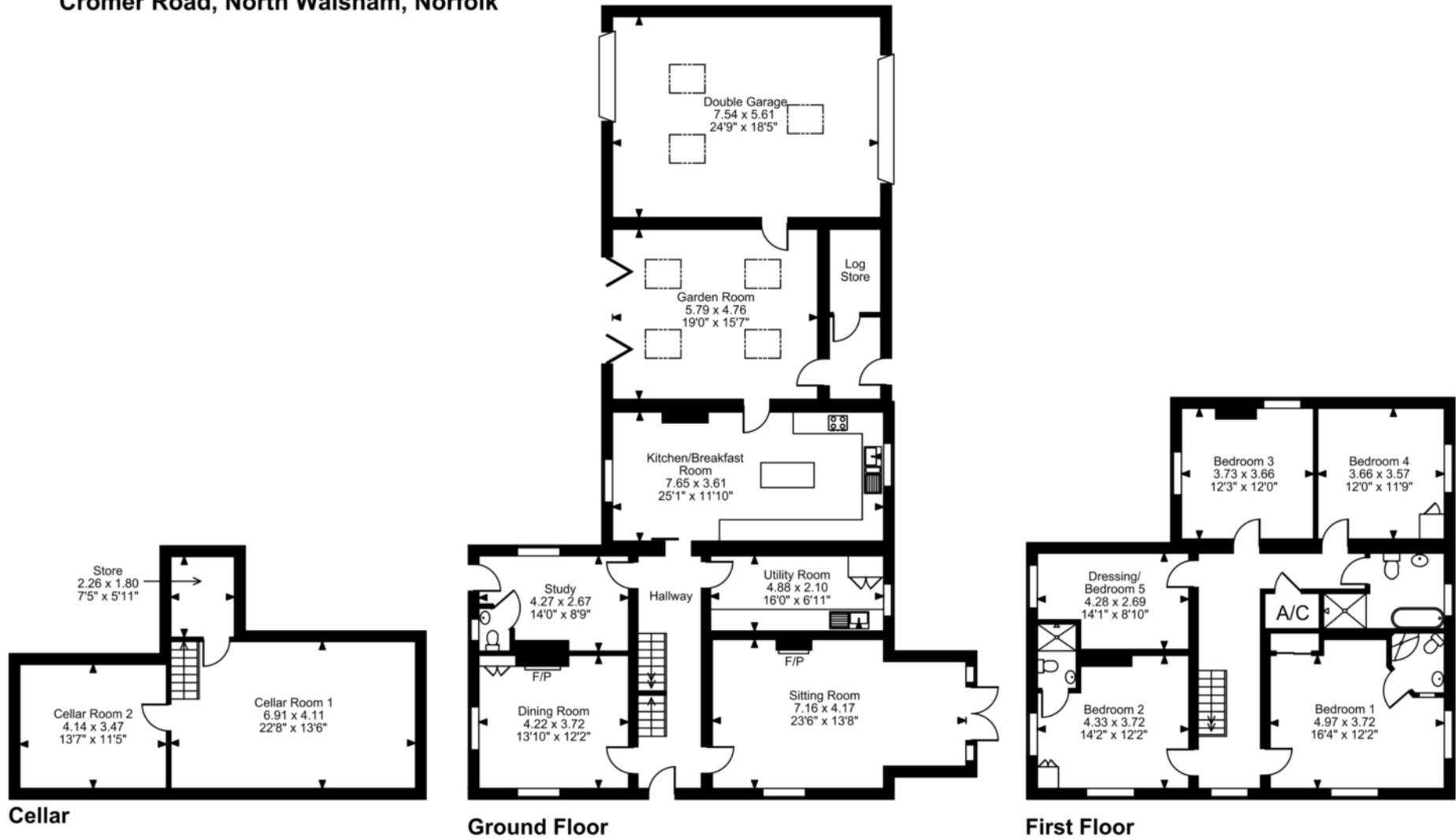
Double Garage - Spacious and insulated, measuring 24' 9" x 18' 5", with three roof lights, electric roller doors front and rear, power, lighting, and rubber flooring. A connecting door provides direct access to the garden room. Note: A neighbouring property has a right of way over part of the driveway for access to their parking and



garage.  
West Garden: Enclosed and laid to lawn with shrub borders, raised decking, and fencing—ideal for private outdoor enjoyment.  
Front Garden: Low-maintenance, gravelled space with brick wall, galvanised and enamelled railings, paved paths, and established shrubs.  
East Garden: The largest of the three, featuring two lawned areas, mature flower and shrub borders, a timber summer house, paved patio, and greenhouse—offering an ideal family-friendly or gardening space.



**Cromer Road, North Walsham, Norfolk**



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The position & size of doors, windows, appliances and other features are approximate only.

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# Select

£675,000

A beautiful five-bedroom detached residence that has seen significant modernisation, at considerable expense by the current owners. The home offers generous accommodation stands more than 3000 square feet. The ground floor comprises: - reception hallway, sitting room, dining room, study, cloakroom, a modern kitchen/breakfast room, utility room and a large garden room. There is access to a cellar which has two large rooms with power and lighting. To the first floor, two of the five bedrooms offer en-suites and in addition there is a family bathroom. Bedroom five is currently configured as a dressing room but could easily be changed back for those that require a fifth bedroom. A particular feature of the home are three well-tended gardens. One to the front and two that sit either side of the house. An insulated double garage provides power, lighting, and electric roller doors. The garage is accessible from the main house via the garden room.



EPC Rating: D  
Council Tax Band: F  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF

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