



49 BERNARD ROAD

Cromer, NR27 9AW

£450,000

Freehold

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Cromer
NR27 9AW

- Chain free
- Just a brief walk from the sea and to Cromer town centre
- Convenient access to Cromer railway station & services to Norwich
- Three-bedroom semi-detached home
- New kitchen with breakfast bar
- Tastefully redecorated & new flooring throughout
- Three off-road parking spaces
- Private, south-facing landscaped rear garden
- Versatile garden room & ground-floor utility/shower room
- Fibre broadband available





Perfectly positioned for enjoying the very best of North Norfolk's coastal lifestyle, this beautiful family home is just a few minutes' walk from the sea & within a short stroll of Cromer's bustling town centre. Here, independent shops, cafés, restaurants & everyday amenities sit alongside the town's much-loved beach, traditional pier & scenic coastal walks. Cromer railway station is also conveniently close by, providing access to Norwich & connections beyond, while fibre broadband offers a practical advantage for those working from home. With three off-road parking spaces adding welcome convenience, this is a particularly appealing home for anyone looking to enjoy the coast without sacrificing everyday accessibility.

Since purchasing the property in 2022, the current owners have tastefully redecorated, installed new flooring & carpets throughout, & created a welcoming interior with a fresh, considered finish. The separate lounge offers a comfortable place to unwind, while the beautifully updated kitchen/dining room has been opened up & forms the natural heart of the home. The stylish new kitchen features contemporary cabinetry, warm oak work surfaces & a breakfast bar, creating an inviting setting for everything from morning coffee to relaxed evenings with family & friends. To the rear, the garden room provides valuable additional living space, enjoying a lovely outlook & a natural connection with the garden. A useful ground-floor utility/shower room adds practicality, while the first floor accommodates three bedrooms & the family bathroom. Above, the recently boarded loft, accessed via a fitted timber ladder, provides useful additional storage.

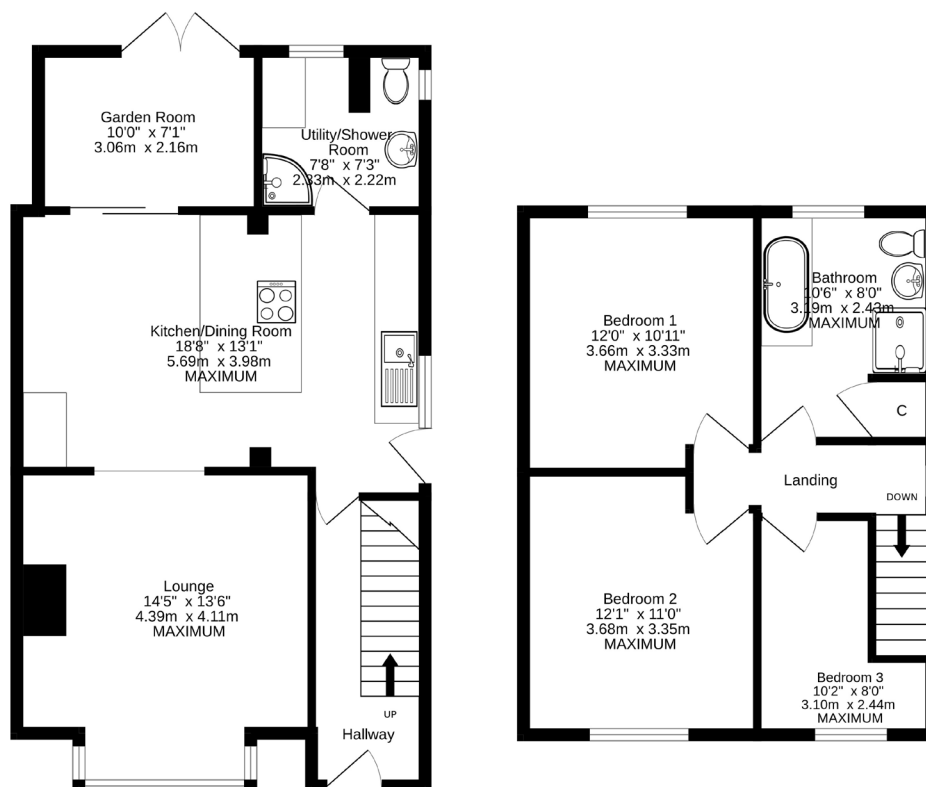
Outside, the owners have thoughtfully landscaped the private, south-facing rear garden to create an attractive space for enjoying the sunshine, with a paved terrace for outdoor dining, a lawn & established planting. The garden room enhances the relationship between inside & out, offering a versatile space to enjoy throughout the seasons. To the front, three off-road parking spaces are a valuable feature, particularly given the property's convenient proximity to the town and seafront. Combining considered improvements, practical accommodation & a wonderfully convenient coastal position, this is a home that makes everyday living feel effortless.

A beautifully refreshed coastal home, with the sea just moments away.









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

Council Tax: Band B.

Energy Efficiency Rating: D.

Tenure: Freehold.

Location: What3words – ///justifies.evenly.profiled

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