

henleys

ESTATE AGENCY SIMPLIFIED



12 St. Marys Road

Cromer, NR27 9DJ

£550,000-£575,000
Guide Price

Freehold

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Freehold

- **Beautifully Renovated Four Bedroom Victorian Townhouse**
- **Prime Location Just Minutes from Cromer Town Centre**
- **Spacious, Light-Filled Kitchen Serving as a Perfect Day Room**
- **Large Sitting Room with Flexible Seating, Secret Storage, and Wood-Burner**
- **Separate Utility Room with Convenient Outdoor Shower for Beach Days**
- **Three Large Bedrooms, Plus a Fourth Bedroom/Home Office**
- **Rear Access with Potential for Off-Street Parking**
- **Low-Maintenance Rear Garden with Secure Storage**

Agents Note

Services Connected: Mains electricity, water and drainage. Gas fired central heating with underfloor heating to the bathroom. Water softener. Council Tax: C

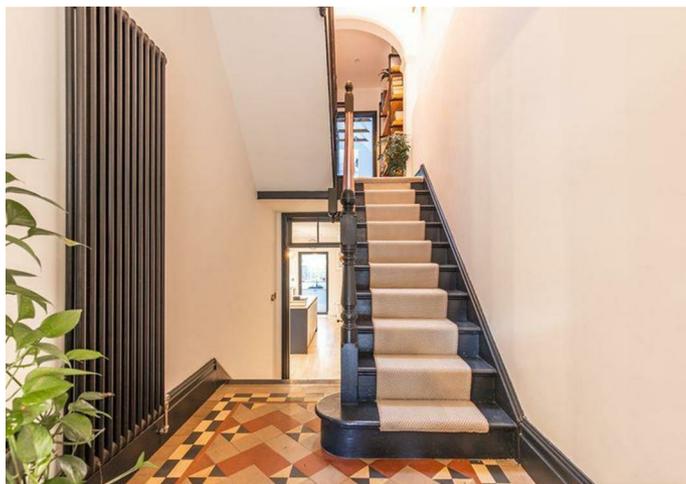
£550,000-£575,000

A beautifully renovated Victorian townhouse, this property has been lovingly maintained as a cherished family home. This four bedroom property seamlessly combines modern amenities with thoughtful, practical design, offering excellent storage solutions both inside and out. Just a short walk from the town centre, convenience and character are perfectly balanced, making it ideal for family living.

The first impression of this home is truly striking, with its distinctive bay windows and Victorian mosaic tile approach, setting the stage for a charming entrance. Natural light flows effortlessly throughout the home, starting with the welcoming entrance hall and continuing through the interconnected reception areas. The spacious, light-filled kitchen stands out as a central feature, functioning as a perfect day room, while the separate utility room ensures the kitchen remains clutter-free. An outside shower, located just beyond the utility room, adds a practical touch for beach days or washing pets. The upstairs harmonises beautifully with the ground floor, offering three spacious bedrooms alongside a well-appointed bathroom. The fourth bedroom, currently used as a home office, can easily revert to a bedroom or be converted into an en-suite.

The rear garden is designed for easy-maintenance, featuring secure storage and convenient access to a road behind the terrace. If desired, this road offers the potential to mimic neighbouring properties by taking part of the garden for off-street parking, however, our sellers have opted to retain the a larger garden space for their young family, instead taking advantage of the plentiful on-road parking options to the front of the terrace. Located in the heart of Cromer, this Victorian townhouse is not only a beloved family home but also a striking example of how modern living can flourish within a character-filled, period property.







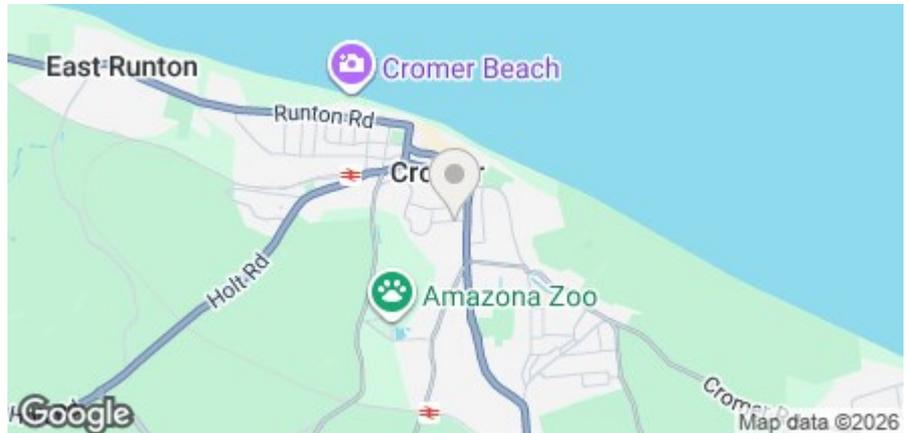






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="text-align: center;"> 86 73 </div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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