



44 Cromes Place, Badersfield

Guide Price £200,000



# 44 Cromes Place

Badersfield, Norwich

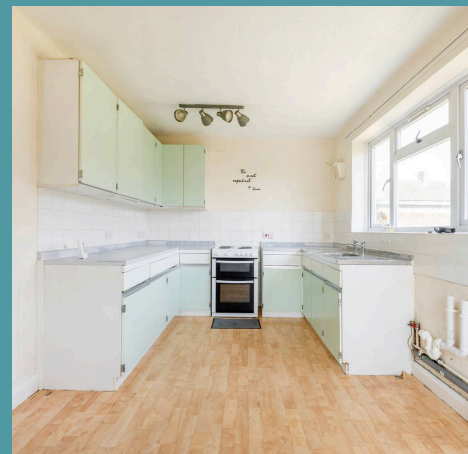
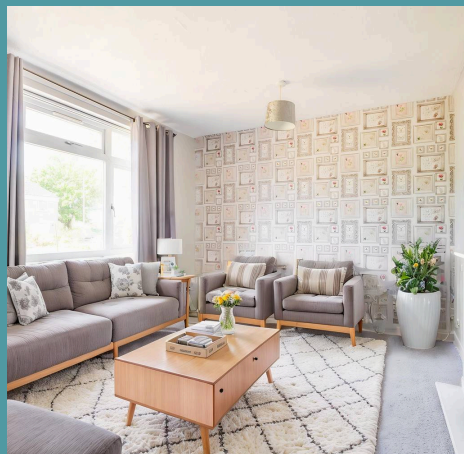
Guide price: £200,000 - £210,000. Life at Cromes Place blends relaxed village living with the comfort of a well-designed home. The extended garden, generous plot, and two private parking spaces offer rare outdoor space and practicality, perfect for summer gatherings or everyday ease. Inside, the layout is simple and functional—with a bright lounge, a sociable kitchen/diner, and built-in storage across both bedrooms making day-to-day living straightforward. The electric flame-effect fire adds a cosy touch, while the garden access from the kitchen enhances the indoor-outdoor flow. Just moments from green spaces and the village shop, it's a lifestyle that encourages community while keeping everything you need close by. With Norwich and surrounding towns easily reached, it's a home that works for commuters, couples, and growing households alike.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







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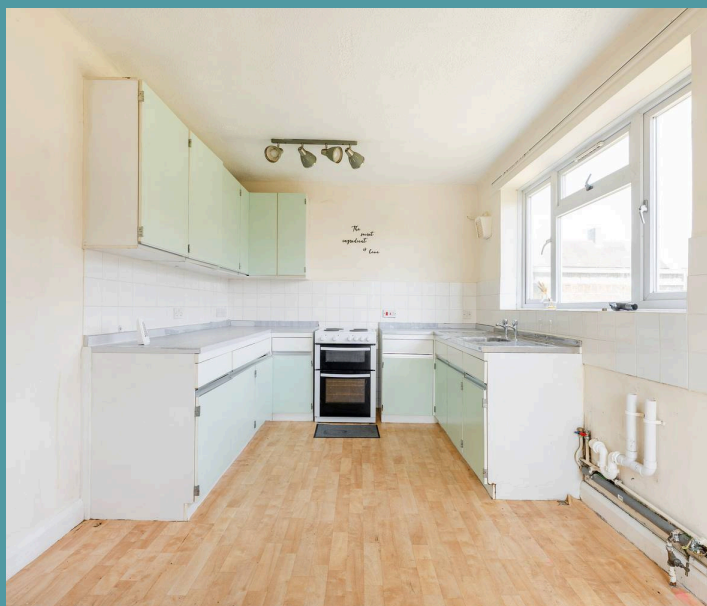
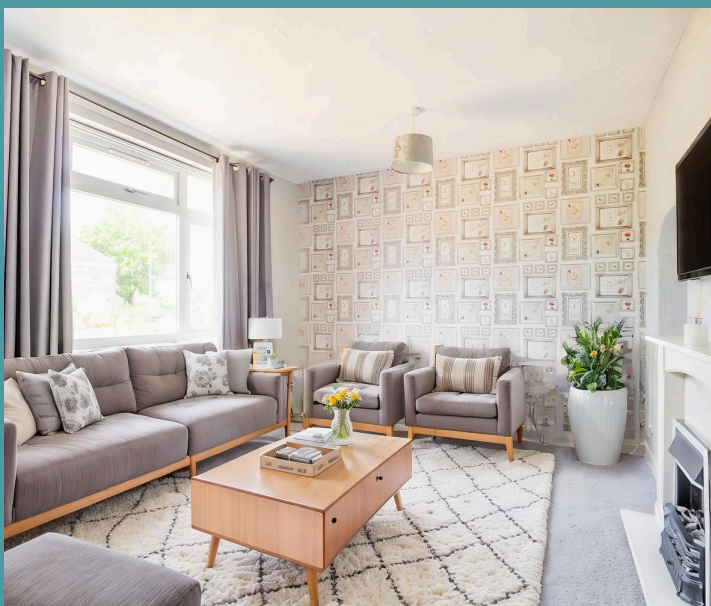
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### The Location

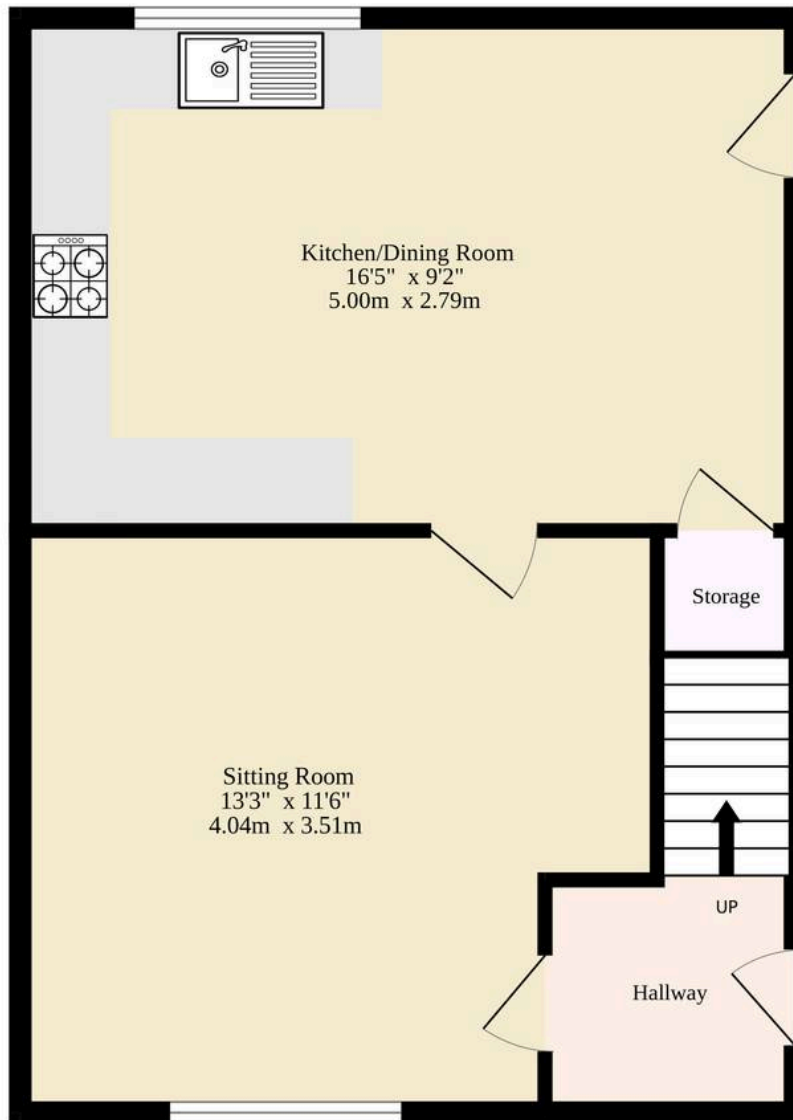
In the highly desirable village of Badersfield, Cromes Place delivers a well-connected location that balances lifestyle and practicality. Residents benefit from a handy on-site convenience store, a community centre hosting regular events, and a secure children's play area just moments from the doorstep. The layout of the village encourages a sociable feel, with green spaces and walkable routes ideal for families and dog walkers alike.

Surrounded by open Norfolk countryside, the area is perfect for cycling and walking, with quiet lanes and scenic routes just minutes away. Larger amenities are found in North Walsham and Aylsham—both around a 10-minute drive—offering

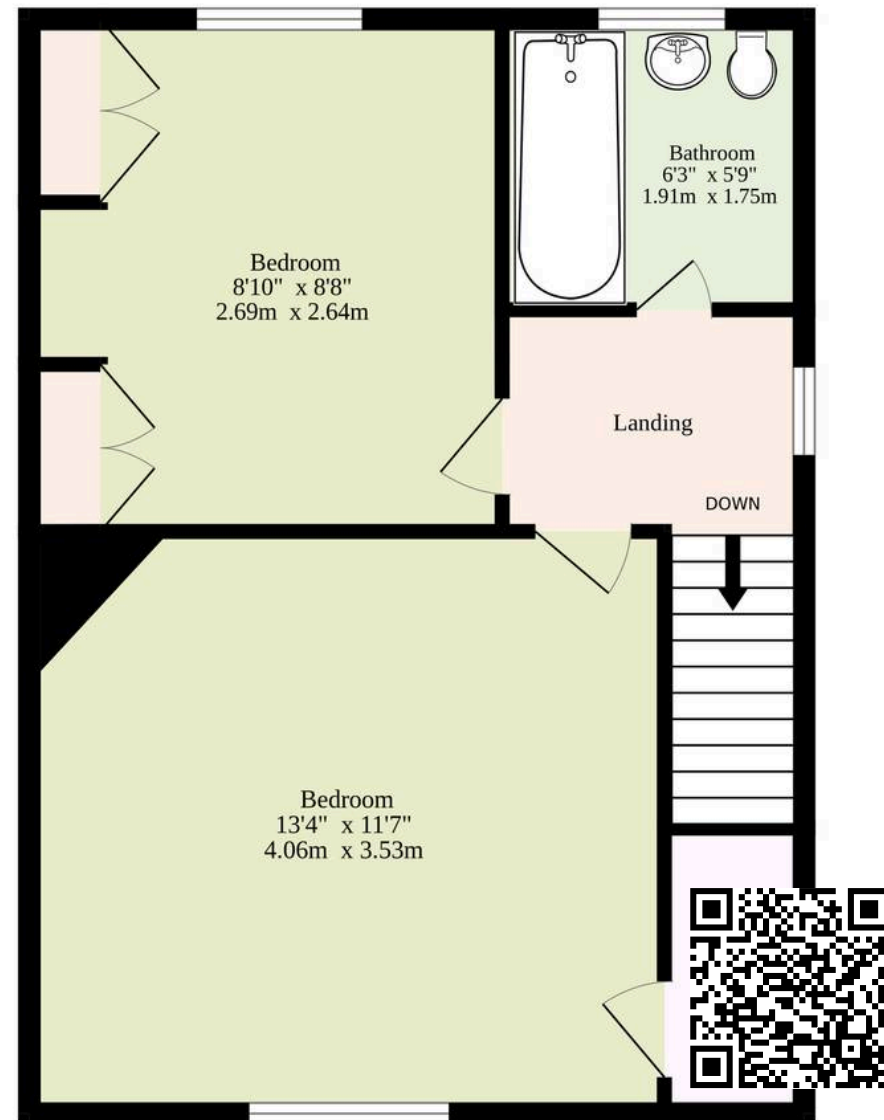




**Ground Floor**  
343 sq.ft. (31.9 sq.m.) approx.



**1st Floor**  
308 sq.ft. (28.6 sq.m.) approx.



**TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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