



14 Cromer Road, Norwich

In Excess of £350,000

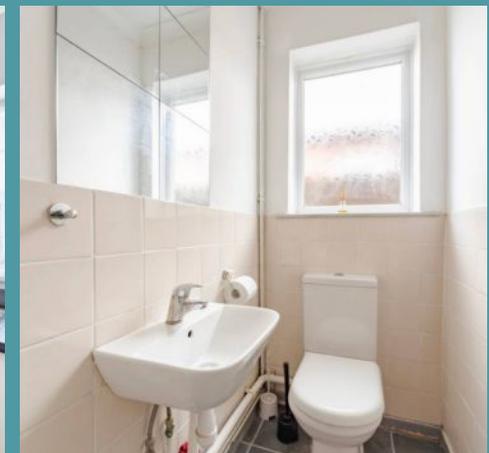
14 Cromer Road

Norwich

Positioned on one of Norwich's most desirable roads, this spacious detached home offers the perfect blend of comfort, flexibility, and location. With four generous bedrooms, multiple reception areas, and a large south-east facing garden, it's an ideal setting for family life and entertaining. The open-plan living and dining space, modern kitchen, and well-maintained interiors provide a move-in-ready feel, while the double garage with inspection pit and ample parking add further practicality. All just moments from local schools, shops, transport links, and the city centre—this is a home that truly has it all.

Location

Cromer Road is a well-situated residential and arterial route in the north-west of Norwich, offering excellent connectivity and local amenities. It lies approximately 3 miles from Norwich city centre, making it ideal for commuters and families. The road provides direct access to the A140, leading north toward the Norfolk coast, and connects easily with the Norwich Northern Distributor Road (NDR), giving fast links to the A47 and surrounding towns. Norwich International Airport is just a short drive—about 5–10 minutes—making national and limited international travel highly convenient.





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The area is well-served by local amenities, with several convenience stores, takeaways, pharmacies, and independent shops along Cromer Road and nearby junctions. Larger supermarkets and retail parks are within a few minutes' drive. Cromer Road also benefits from a strong educational catchment, with primary schools such as Firside Junior School and Heather Avenue Infant School nearby, as well as Hellesdon High School for secondary education. Sixth form and specialist colleges, such as City College Norwich and Easton College, are accessible via direct bus routes.

Public transport links are reliable and frequent. Several First and Konectbus routes run along or close to Cromer Road, connecting to Norwich city centre, the University of East Anglia (UEA), and Norwich railway station, which offers direct services to London, Cambridge, and coastal destinations. Cromer Road is also on bus routes that serve Norwich Airport and local business parks.

Healthcare is well covered, with local GP surgeries such as Hellesdon Medical Practice nearby, and the Norfolk and Norwich University Hospital is around 3 miles away, accessible via direct bus routes or a short car journey. This combination of strategic location, strong transport infrastructure, good schools, and convenient access to healthcare makes Cromer Road a desirable area for families, professionals, and retirees alike.



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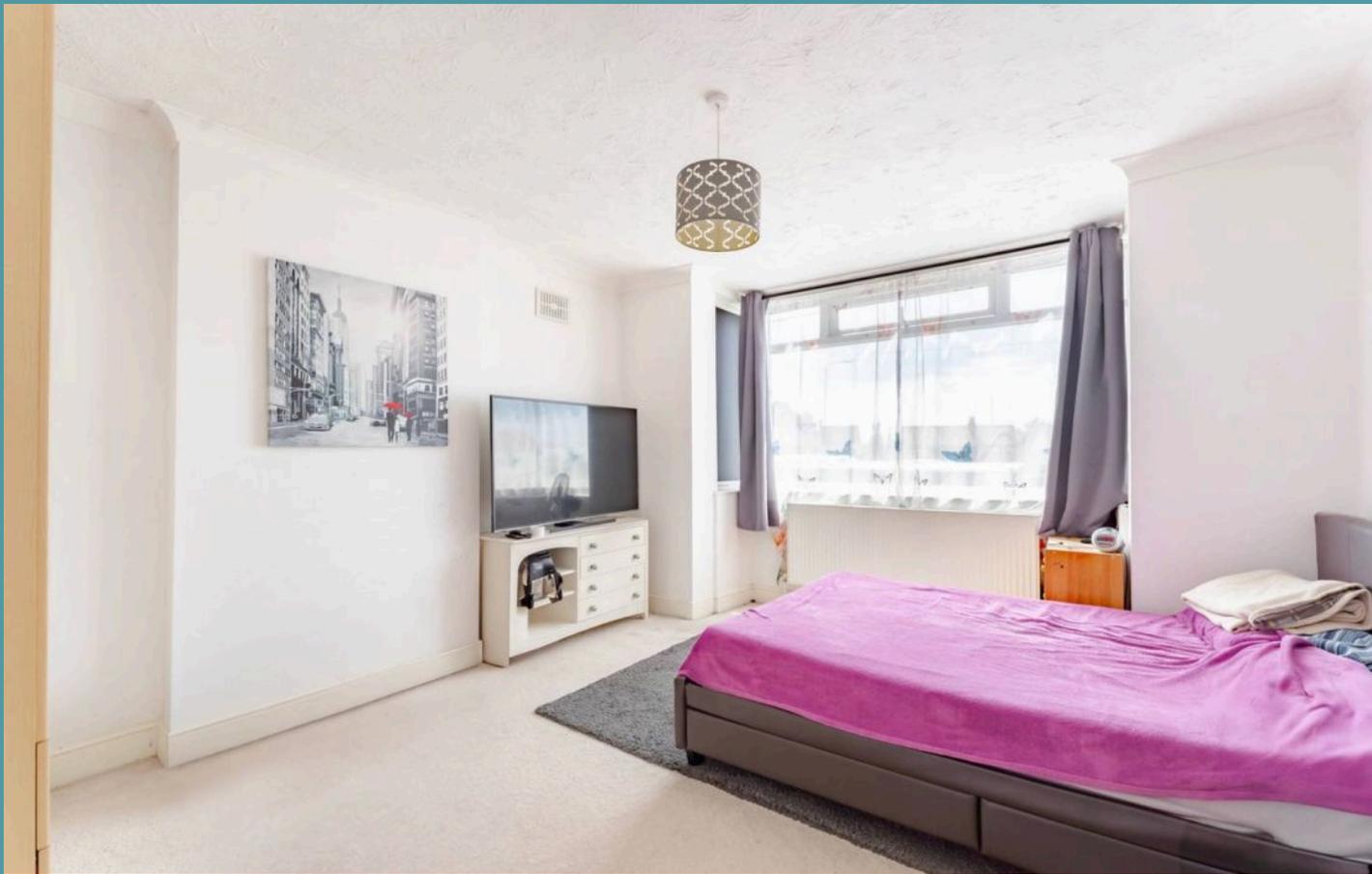
Norwich

Step inside through the sheltered porch and into a welcoming entrance hall that sets the tone for the rest of the home—warm, spacious, and full of potential. The layout is thoughtfully designed for flexible family living, with well-proportioned rooms that can adapt to your own lifestyle and interior preferences.

To the front of the home, a versatile reception room offers a perfect space for a playroom, home office, or additional sitting area. At the heart of the home lies a bright and spacious open-plan sitting and dining room, ideal for both relaxing evenings and entertaining guests. Recently installed patio doors lead directly out to the garden, flooding the room with natural light and creating a seamless indoor-outdoor flow.

The kitchen is fitted with modern cabinetry, a freestanding oven, and has designated space for essential appliances including a washing machine and fridge/freezer. A convenient ground floor WC completes the downstairs layout.

Upstairs, the property offers four generously sized bedrooms, providing ample space for a growing family or those in need of home-working options. A modern family bathroom serves the upper floor, complemented by a separate WC for added practicality.





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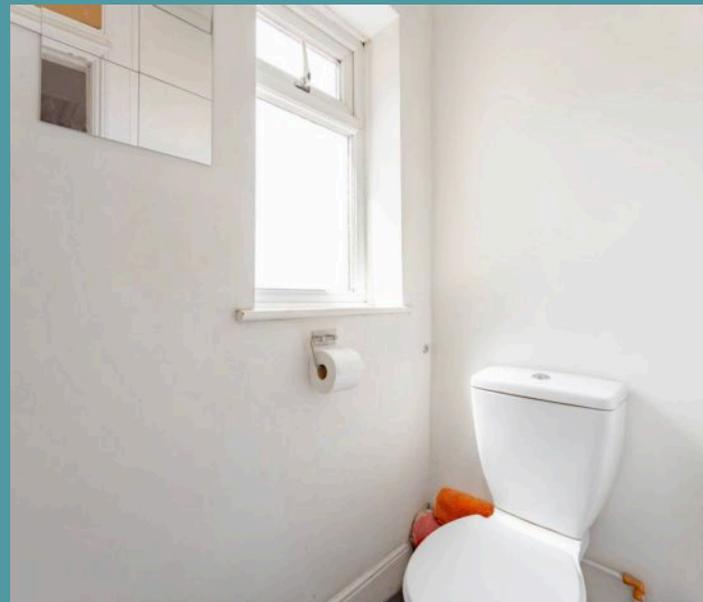
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Outside, the home continues to impress with a large, well-maintained garden that enjoys a sunny south-easterly aspect. A paved patio area provides a perfect spot for outdoor dining, while the neatly kept lawn offers space for children to play or keen gardeners to enjoy. At the rear of the garden, a substantial double garage includes an inspection pit, ideal for car storage or additional storage needs. A private driveway offers further off-road parking.

This superb property offers not only comfortable and flexible accommodation but also an enviable location close to all the amenities and attractions Norwich has to offer—making it a wonderful place to call home.

Agents notes

Freehold





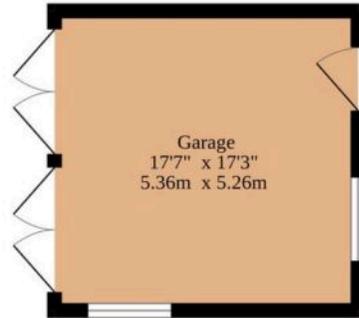
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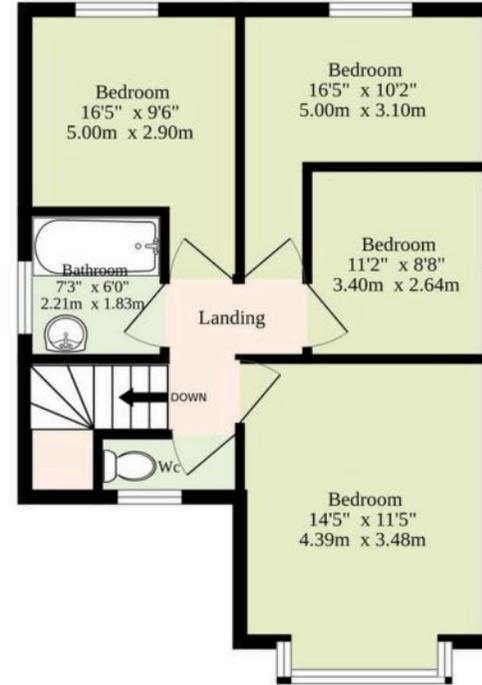
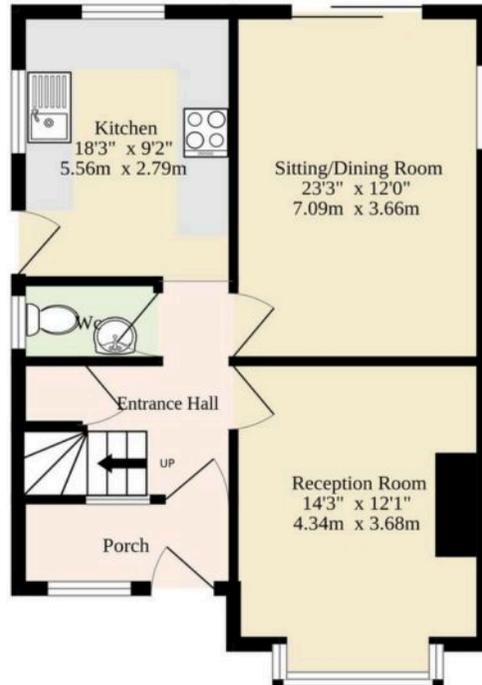
- Detached residence down a popular road in the vibrant city of Norwich
- Perfect family home with spacious and flexible accommodation that can adapt to your own preferences and style
- A versatile reception room and an open-plan sitting/dining room, inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, a free-standing oven, space for washing appliances and a fridge/freezer
- Four generous sized bedrooms, a family bathroom and a separate WC
- A large and well-maintained garden that is south/east facing, with a patio area and a laid to lawn
- A double garage at the rear, with an inspection pit
- A driveway providing off-road parking
- Easy access to North Norfolk, the NDR, the city centre and Norwich airport
- Close to local shops, schools for all ages, bus routes to the city centre and surrounding areas



Ground Floor
1023 sq.ft. (95.0 sq.m.) approx.



1st Floor
704 sq.ft. (65.4 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1727 sq.ft. (160.4 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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