



8 Vaughan Close, Cromer

Cromer



Minors & Brady

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Cromer, Cromer

Positioned within a quiet residential setting in the popular coastal town of Cromer, this well-presented two-bedroom coach house offers a practical first-floor layout with the benefit of a private terrace, a double garage, and solar panels with battery storage supporting energy efficiency. The accommodation is bright and well balanced, with underfloor heating throughout providing consistent comfort across all rooms. Its turn-key condition and manageable design make it well suited to owner-occupiers, downsizers or those seeking a low-maintenance coastal home. Thoughtful storage, heating and parking provision further enhance its everyday appeal.

Location

Cromer is a well-established coastal town on the North Norfolk coastline, known for its strong community feel and range of everyday amenities. The town centre offers a variety of independent shops, cafés, supermarkets, medical facilities and schooling, alongside leisure attractions including the seafront, promenade and the historic pier.

Transport links include a bus station serving surrounding towns and villages, as well as a railway station on the Bittern Line providing direct connections to Sheringham and Norwich, with onward routes to London. Surrounded by open coastline and countryside, Cromer combines practical day-to-day convenience with easy access to coastal walks and outdoor recreation.

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Accessed via a private entrance with stairs rising to the first floor, the home opens into a central hallway that provides direct access to all rooms. Built-in storage cupboards are positioned off the hallway, supporting organised living without encroaching on the main accommodation. Underfloor heating continues through this area, maintaining a comfortable environment from the moment of entry. The layout is clear and efficient, creating an easy flow between living, sleeping and bathroom spaces.

The lounge/diner forms the heart of the home, offering generous proportions for both seating and dining arrangements. Double doors open onto the terrace, allowing natural light to flow through while supporting a pleasant connection with the outdoor space. Underfloor heating enhances the comfort of the room, making it suitable for year-round use. The proportions allow for everyday living as well as relaxed entertaining without feeling overstated.

Located adjacent, the kitchen provides a functional and well-organised workspace with fitted units and space for appliances. A practical layout support everyday cooking with ease, while the room remains clearly defined from the living area. Its proportions align well with the overall design of the home, offering efficiency without compromise. The positioning allows for smooth movement between kitchen, dining and terrace access.

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There are two well-proportioned bedrooms, both benefiting from good natural light and built-in storage. The main bedroom comfortably accommodates a double bed and additional furnishings, while the second bedroom offers flexibility for guest use or home working. The bathroom completes the internal accommodation and is fitted with a bath, wash basin and WC. Positioned off the hallway, it is easily accessible from both bedrooms and arranged for straightforward everyday use.

Outside, the private terrace provides a defined area for seating or potted planting, extending the living space outdoors. A separate double garage offers secure parking or useful additional storage, while the inclusion of solar panels and battery storage supports efficient energy use. The surrounding setting remains calm and residential, reinforcing the home's appeal as a practical and well-considered coastal property.

Agents Note

Freehold

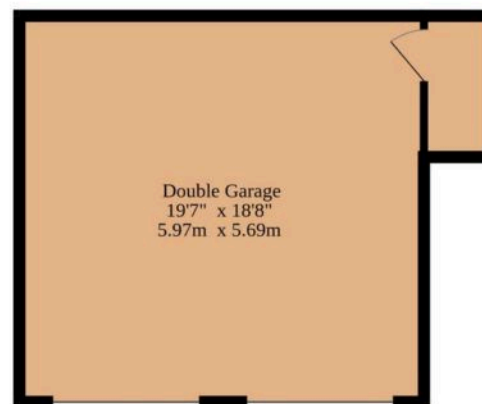
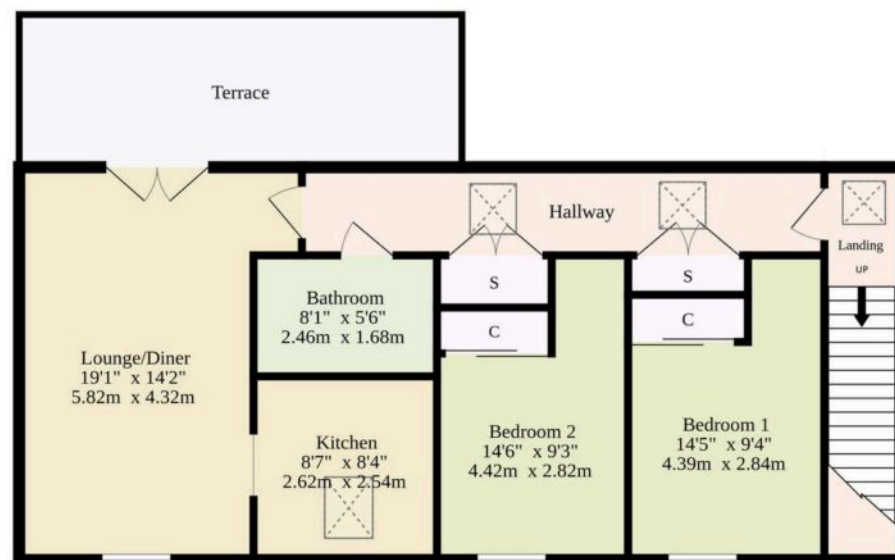
Council Tax Band B

Property is connected to mains water, electricity, gas and drainage



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Ground Floor
1186 sq.ft. (110.2 sq.m.) approx.



Sqft Includes Double Garage

TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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Dreaming of this home?

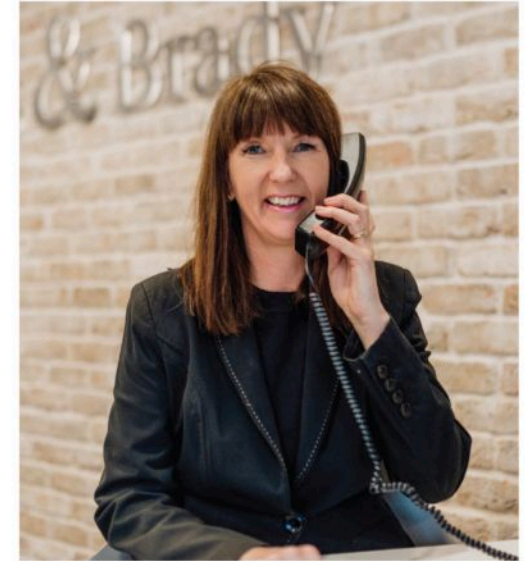
Let's make it a *reality*



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Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



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