

Minors & Brady
WROXHAM
FOR SALE
01603 783088

NO SCRAP

Eastlea Crowden Road Bush Estate, Eccles-On-Sea

Norwich



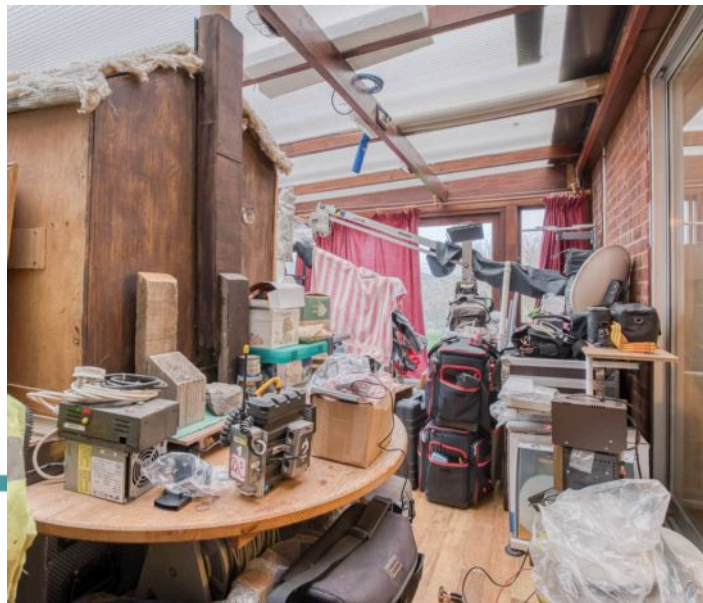
Minors & Brady

Eastlea Crowden Road Bush Estate

Eccles-On-Sea, Norwich

Set on a quiet residential road just a stone's throw from the coast, this detached home offers space and potential. Ideal for first-time buyers, those looking for a renovation project, or a holiday home, it features a spacious living room, a light-filled conservatory with French doors overlooking the garden, and a kitchen ready to personalise. Upstairs are three bedrooms, a bathroom, and a separate WC, while an outbuilding provides space for a home office, studio, or workshop. The large, private garden includes a raised decked terrace, lawn, and established shrubbery, with a driveway for off-road parking.

- Detached residence positioned down a quiet residential road just a stones throw away from the scenic coast
- Suitable for first-time buyers, those looking for a renovation project or a coastal holiday home
- Spacious living room for relaxation and entertaining
- Light-filled conservatory that extends the reception space, with two sets of French doors, offering views of the garden
- Kitchen fitted with units and areas for appliances, ready for you to personalise
- Three bedrooms and a bathroom, complemented by a separate WC for convenience
- Outbuilding with the potential to be a studio for working from home, a workshop, storage space or can be converted (stpp)
- A large, private garden featuring a raised decked terrace for seating arrangements, a laid to lawn and established shrubbery
- A driveway providing off-road parking



M&B



M&B

Eastlea Crowden Road Bush Estate

Eccles-On-Sea, Norwich

Location

Crowden Road is situated in the Bush Estate area of Eccles-on-Sea, a small coastal village in north-east Norfolk. The road lies just inland from the dunes and shoreline, meaning the beach is only a short walk away, making the coast an everyday feature of life here. The village itself is quiet and primarily residential, with the Bush Estate consisting of low-density housing that blends with open green spaces and countryside paths.

For local shopping and daily essentials, options within Eccles-on-Sea are limited to a small convenience store and a few amenities, but nearby villages such as Sea Palling and Lessingham (1–3 miles) offer a wider selection of shops, a post office, and a couple of local pubs. For larger supermarkets or a broader range of services, towns like Stalham and North Walsham are within a 10–15 minute drive.

Transport is predominantly by road. Crowden Road connects to the minor rural roads leading to the A149, which runs along the Norfolk coast, providing access to other coastal towns and Norwich further inland. Bus services operate in the region, though infrequently, mainly linking Eccles-on-Sea with nearby villages and towns. The closest train stations are in North Walsham or Worstead, about 7–8 miles away.

Agents Notes

Freehold

Electric heating system.

All buyers are advised to do their own due diligence with their solicitor and surveyor in regards to environmental changes in the area.

M&B



Eastlea Crowden Road Bush Estate

Eccles-On-Sea, Norwich

Down a peaceful residential road and just a stone's throw from the scenic coast, this detached home offers a rare combination of privacy and convenience. Ideal for first-time buyers, those seeking a renovation project, or a holiday home, the property provides a versatile canvas to make your own.

The spacious living room serves as the heart of the home, perfect for relaxing or entertaining guests. A light-filled conservatory extends the reception space, featuring two sets of French doors that frame views of the garden and invite natural light throughout the day. The kitchen is fitted with practical units and designated spaces for appliances, ready for you to personalise and create a culinary hub.

Upstairs, there are three bedrooms alongside a bathroom, complemented by a separate WC for added convenience.

Outside, an outbuilding offers potential as a home office, studio, workshop, storage space, or could be converted subject to planning permission (stpp).

The large, private garden is a standout feature, with a raised decked terrace ideal for seating and outdoor entertaining, a laid-to-lawn area, and established shrubbery creating a sense of seclusion.

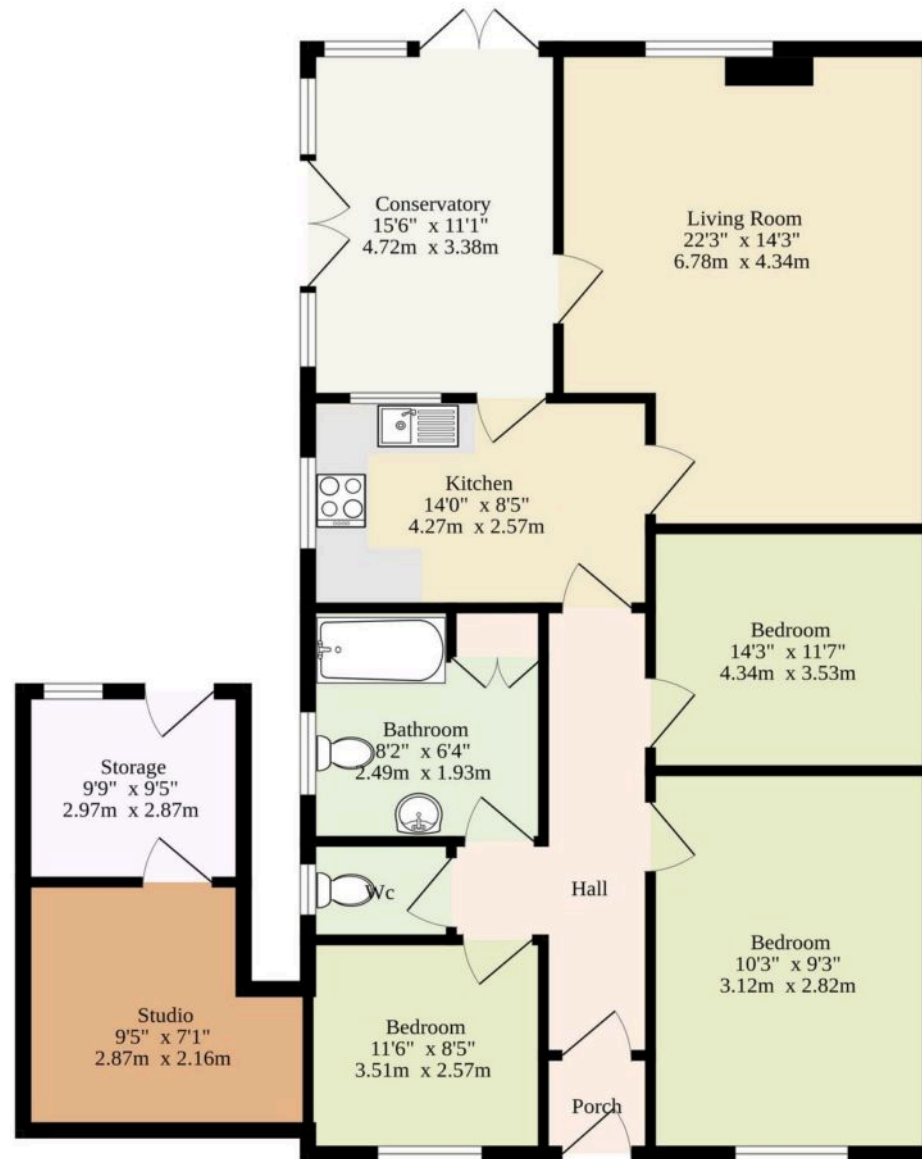
A driveway provides off-road parking, completing this appealing coastal home.

This property combines the charm of a quiet location with the lifestyle benefits of being close to the coast, offering flexibility and potential for a variety of buyers.

M&B



Ground Floor
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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.
Made with Metropix ©2026

Dreaming of this home?

Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk