



10 Stevens Road, Cromer

Cromer



Minors & Brady

# 10 Stevens Road

## Cromer

There's something quietly reassuring about life in a tucked-away corner of Cromer, where the pace slows and the coast is never far from reach. Set within a peaceful cul-de-sac, this detached three-bedroom bungalow offers a well-considered layout on a single level, ideal for those looking to simplify without compromise. Inside, light-filled living spaces and a sociable kitchen/dining room open onto private, wrap-around gardens, creating an easy connection between home and outdoors. With a generous plot, driveway parking, integral garage and the added advantage of being offered chain free, this is a home that lends itself as much to relaxed day-to-day living as it does to enjoying the best of North Norfolk.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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- Offered chain free
- Down a quiet cul-de-sac in the coastal town of Cromer, this detached bungalow sits on a generous-size plot
- Suitable choice for someone looking to downsize, or if you require a single-level layout
- Spacious living room accentuated by a large front-facing window and a feature fireplace, inviting relaxation and entertaining
- Kitchen/dining room fitted with units, a freestanding oven, under-counter areas for your own appliances and French doors out to the garden
- Three bedrooms offering comfort and privacy, two of which have built-in wardrobes
- Bathroom comprising of a modern three-piece suite
- Private, wrap-around gardens that are well-maintained, featuring a raised patio for seating, a sweeping lawn and established shrubbery
- A driveway providing off-road parking and an integral garage for storage use, potential to have additional parking if required (subject to necessary permissions)
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline



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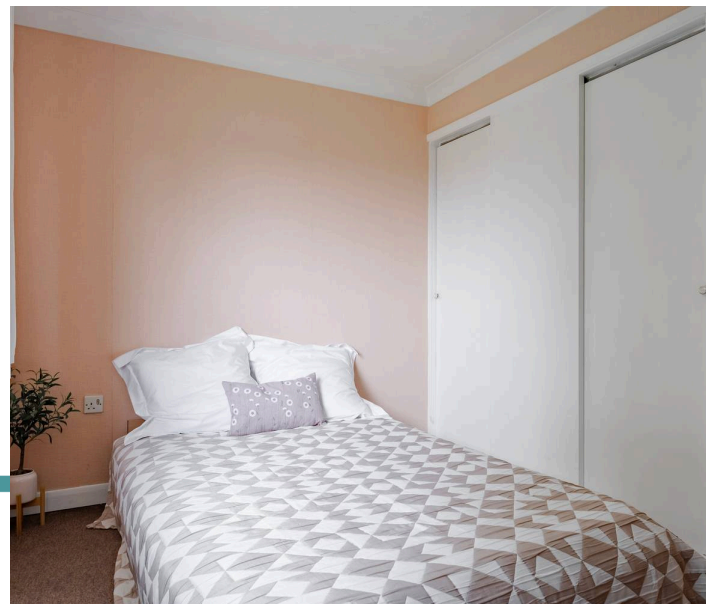
Stevens Road is set within a predominantly residential part of Cromer, slightly inland from the cliffs and seafront but still close enough for regular walks into town. Everyday amenities are centred around Cromer's compact high street and the area near the pier, where there is a selection of independent shops, convenience stores, cafés, and essential services. Larger supermarkets and additional retail options sit on the outskirts of town, meaning most day-to-day needs are easily met within a short drive or a longer walk. The overall setting supports a routine where errands, coastal walks, and town visits are all within easy reach without needing to travel far.

For education, the closest primary options are Suffield Park Infant and Nursery School and Cromer Junior School, both serving the immediate area, while Cromer Academy is the main secondary school for the town. Their proximity makes the area practical for families, with school journeys generally short and straightforward.

Transport connections are typical for a small coastal town. Cromer railway station provides direct links to Norwich via the Bittern Line, offering access to wider rail networks, while local bus services connect Cromer to nearby towns along the North Norfolk coast. Road links via the A149 and routes toward the A140 allow for travel further inland, though most residents rely on a car for flexibility.

The lifestyle around Stevens Road is steady and community-focused, shaped by proximity to the sea and the town's manageable scale. It suits those who value a quieter environment with access to open coastline, everyday amenities within reach, and a pace of life that is consistent rather than fast-moving.

M&B



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Offered chain free and set within a quiet cul-de-sac in the sought-after coastal town of Cromer, this detached bungalow occupies a generous plot and presents a well-balanced home ideally suited to those seeking the ease of single-level living. Whether downsizing or simply looking for a more manageable layout without compromising on space, the property offers a calm and comfortable setting, both inside and out.

A bright and airy entrance hall provides an immediate sense of welcome, with a natural flow through to the principal rooms. The sitting room is particularly inviting, centred around a feature fireplace and enhanced by a large front-facing window that draws in an abundance of natural light. It is a space equally suited to quiet evenings as it is to hosting family and friends.

To the rear, the kitchen/dining room forms a practical and sociable hub of the home. Fitted with a range of units, it offers ample workspace alongside a freestanding oven and under-counter provision for additional appliances. The dining area sits comfortably alongside, with French doors opening directly onto the garden, creating an easy connection between indoor and outdoor living during the warmer months.



M&B

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The accommodation continues with three well-proportioned bedrooms, each offering a sense of privacy and flexibility. Two of the rooms benefit from built-in wardrobes, providing useful storage while maintaining clean, uncluttered spaces. The bathroom has been fitted with a modern three-piece suite, finished in a simple and contemporary style.

Externally, the property is surrounded by private, wrap-around gardens that have been thoughtfully maintained. A raised patio offers a pleasant seating area, ideal for enjoying the sun at different points throughout the day, while the sweeping lawn is bordered by established shrubbery that adds both structure and seasonal interest. The overall plot provides a sense of space and seclusion that is increasingly hard to find.

To the front, a driveway provides off-road parking and leads to an integral garage, currently used for storage but offering further potential. Subject to the necessary permissions, there is scope to adapt or expand the parking arrangements if required, giving the property additional versatility for future needs.

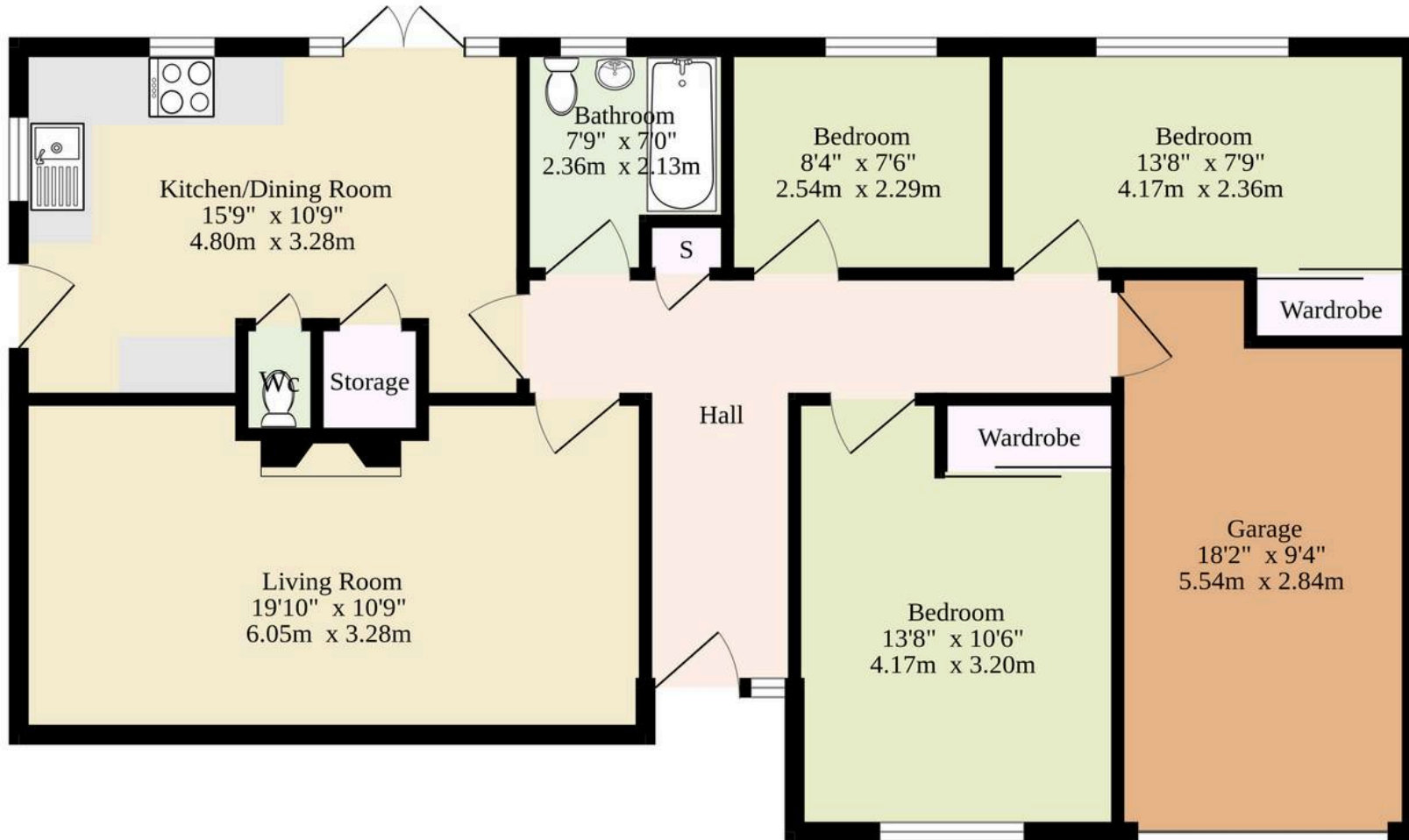
This is a home that offers straightforward, comfortable living in a peaceful setting, with the added benefit of a generous plot and the convenience of being offered with no onward chain.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

# Ground Floor

1054 sq.ft. (97.9 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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