



43 Cromes Place, Badersfield

Norwich



Minors & Brady

## 43 Cromes Place

Badersfield, Norwich

This charming two-bedroom home in Badersfield offers a perfect blend of village charm and modern functionality. Step inside to a welcoming entrance hall leading to a bright living room, ideal for relaxing or entertaining. The well-equipped kitchen boasts fitted units, integrated appliances and space for essential white goods. Upstairs, two comfortable bedrooms provide peaceful retreats, with the master bedroom offering built-in storage. Outside, a generous lawned garden with established plantings and a decked patio area creates a perfect space for outdoor living. On-street parking is readily available.

Located near parks, shops, and schools, this delightful property is ideal for families or first-time buyers seeking a charming village setting. Available July



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## 43 Cromes Place

Badersfield, Norwich

- Well-presented two bedroom home in a popular village location
- Ideal first-time purchase or investment opportunity
- Bright and spacious sitting room with a comfortable layout
- Modern kitchen/diner with fitted units and space for appliances
- Two well-proportioned bedrooms, including built-in storage to the main bedroom
- Generous rear garden with lawn, decking, and patio seating area
- Established planting and shrubs creating a pleasant outdoor setting
- Convenient access to local amenities, schools, and transport links

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Badersfield, Norwich

### Location

Situated within the residential development of Badersfield, Cromes Place offers a convenient setting in a village location to the north of Norwich. The area benefits from a selection of local amenities including a primary school, convenience store, and takeaway options, supporting day to day living. Further facilities can be found in nearby Aylsham and North Walsham, both offering supermarkets, shops, cafés, and essential services.

The location provides good road connections to Norwich, making it a practical choice for commuting, while the surrounding countryside offers a range of walking routes and open spaces to enjoy. The North Norfolk coastline is also within easy reach, adding to the appeal of the area for those who enjoy time by the sea.

### Cromes Place

Step inside this charming property in Badersfield, a sought-after village near Norwich and North Walsham. The entrance hall welcomes you with wood flooring and access to the upper floor. The bright living room offers ample space for relaxing and entertaining, with a window and radiator for year-round comfort.



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Moving through the property, you'll find a well-equipped kitchen featuring a range of fitted units, integrated appliances, and space for essential white goods. The vinyl flooring provides easy maintenance. Upstairs, two comfortable bedrooms offer peaceful retreats. The master bedroom boasts built-in storage, while the second bedroom features fitted shelving and a convenient storage cupboard.

Outside, the property boasts a generous lawned garden perfect for enjoying the outdoors. Established plantings and shrubbery add a touch of nature, while a decked area and a circular patio provide space for al fresco dining and relaxation. On-street parking is readily available around the property. This delightful home offers a perfect blend of space, functionality, and a charming village setting.



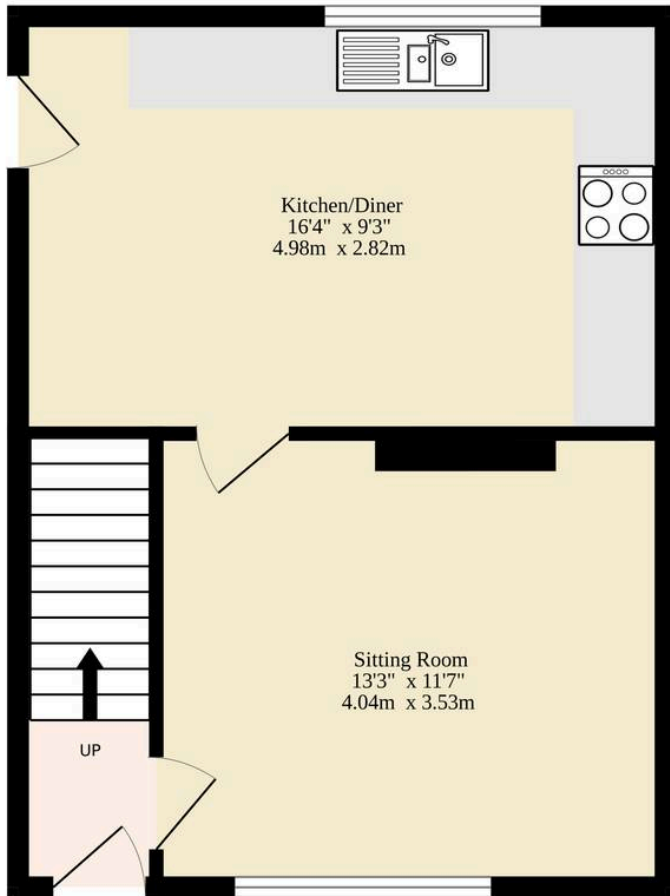
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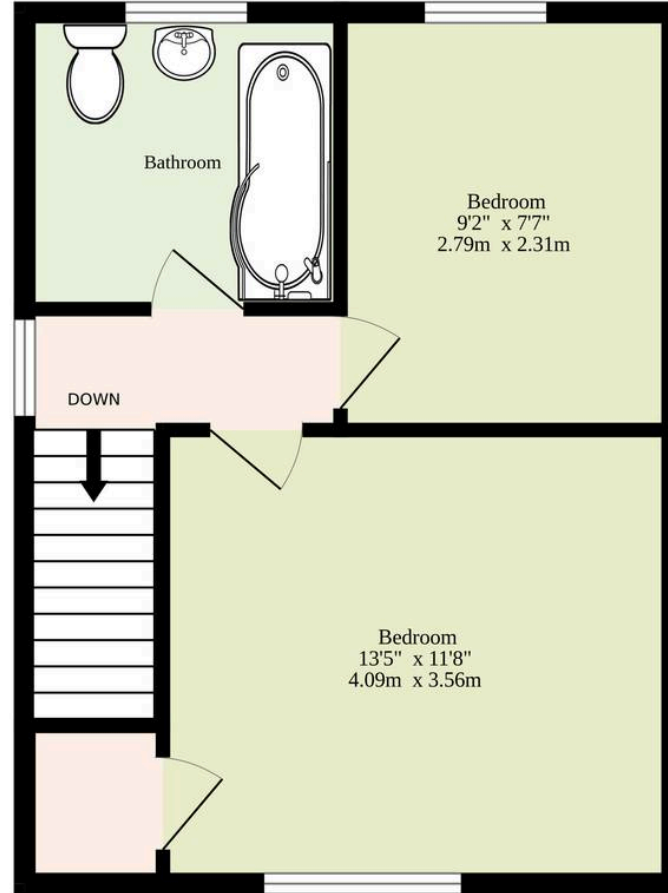
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**Ground Floor**  
308 sq.ft. (28.6 sq.m.) approx.



**1st Floor**  
230 sq.ft. (21.4 sq.m.) approx.



Sqft Excludes Hall, Landing And Bathroom

**TOTAL FLOOR AREA : 538 sq.ft. (50.0 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.

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Meet *Tristan*  
Senior Property Lister

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