



45 Cromer Road, North Walsham

North Walsham



Minors & Brady

Defined by its stature, beautifully kept grounds and a sense of enduring timelessness, this elegant 1920s family home occupies an impressive half-acre plot (stms) in the very heart of North Walsham. From first glance, the property commands attention, combining classic architectural presence with mature planting that creates both privacy and a strong sense of arrival. Inside, carefully preserved character features are complemented by refined, timeless décor, resulting in a home that feels both charming and effortlessly liveable. Generous reception rooms provide superb space for family life and entertaining, centred around a striking lounge/diner with a wood-burning stove and seamless garden access. Four well-proportioned bedrooms are served by a newly fitted family bathroom and a contemporary shower room, all finished to a high standard. Outside, electric gates, extensive parking, a detached garage and a stunning south-facing garden, along with a unique orchard and nature allotment, complete this truly special and rarely available home.

- Impressive 1920s detached family home showcasing timeless character and elegant architectural presence
- Generous half-acre plot (stms) positioned within the heart of the popular market town of North Walsham
- Beautifully maintained grounds offering privacy
- Four spacious bedrooms providing flexible accommodation for family living, guests or home working
- Newly fitted family bathroom and contemporary shower room finished to a high standard
- Electric gated entrance with extensive driveway parking for up to ten vehicles plus detached garage
- Stunning south-facing landscaped garden enjoying sunshine throughout the day
- Rare gated orchard and nature allotment with fruit trees, offering a unique and sustainable outdoor lifestyle opportunity



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The Location

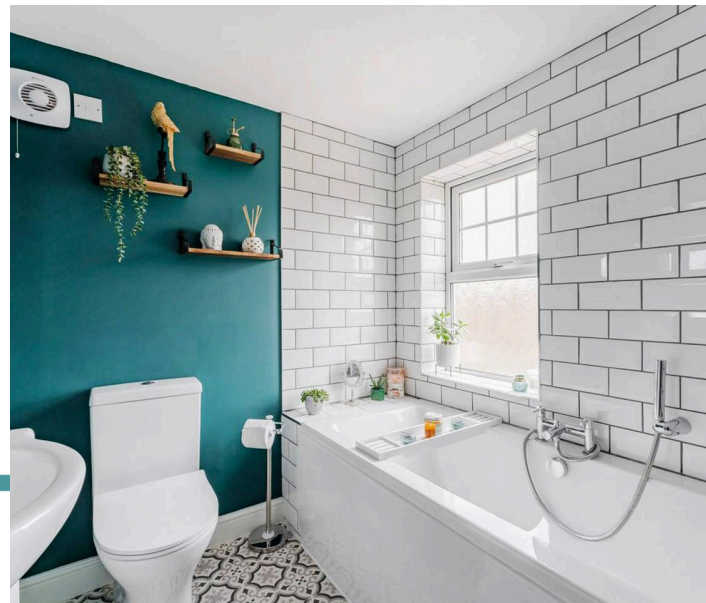
Cromer Road is one of North Walsham's most established and well-known approaches, offering a setting that feels both refined and convenient on the edge of town. Lined with a mix of attractive residential homes and mature greenery, it provides a sense of arrival while remaining comfortably close to everyday amenities.

The position allows residents to enjoy a quieter pace without feeling detached, making it particularly appealing to families and professionals seeking a well-balanced lifestyle.

North Walsham itself is a thriving market town with a strong local identity. The weekly market, independent shops, cafés, and traditional pubs create a lively yet welcoming atmosphere, while practical amenities such as supermarkets, schools, medical facilities, and leisure options, including the Victory Swim and Fitness Centre, are all easily accessible. The town's railway station offers regular services to Norwich and the North Norfolk coast, supporting both commuting and leisure travel, while the A149 and B1145 provide efficient road links throughout the region.

Beyond the town, the surrounding area adds to North Walsham's enduring appeal. Open countryside is close at hand for walking and cycling, and the well-regarded beaches of Mundesley and Happisburgh are just a short drive away, offering year-round coastal enjoyment.

This combination of established residential character, strong community spirit, and access to both coast and countryside gives Cromer Road a quietly desirable and almost exclusive feel, setting it apart as a sought-after location within North Norfolk.



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Brimming with charm, character and timeless elegance, this beautifully presented four-bedroom family home dates back to the 1920s and sits proudly on a generous half-acre plot (stms) in the heart of the ever-popular market town of North Walsham. Thoughtfully maintained and styled throughout, the property effortlessly combines period features with refined, timeless décor, all just a short walk from the town centre.

Stepping inside, you are immediately greeted by a welcoming entrance hall laid with elegant herringbone flooring, setting the tone for the quality and character found throughout the home. This inviting space provides a graceful first impression and offers access to the main reception rooms and kitchen, with the layout flowing naturally and sympathetically to the age of the property.

The impressive lounge/diner forms the heart of the home and is a wonderful space for everyday living and entertaining. A striking wood-burning stove creates a warm and cosy focal point, while the generous proportions allow ample room for both relaxed seating and a large dining table. Light pours in from multiple aspects, and doors open directly onto the garden, seamlessly blending indoor and outdoor living.

A second sitting room offers a more intimate and tranquil retreat, perfect for quieter evenings or flexible use as a snug or home office. With charming details and lovely garden views, this room further enhances the home's versatile living accommodation.



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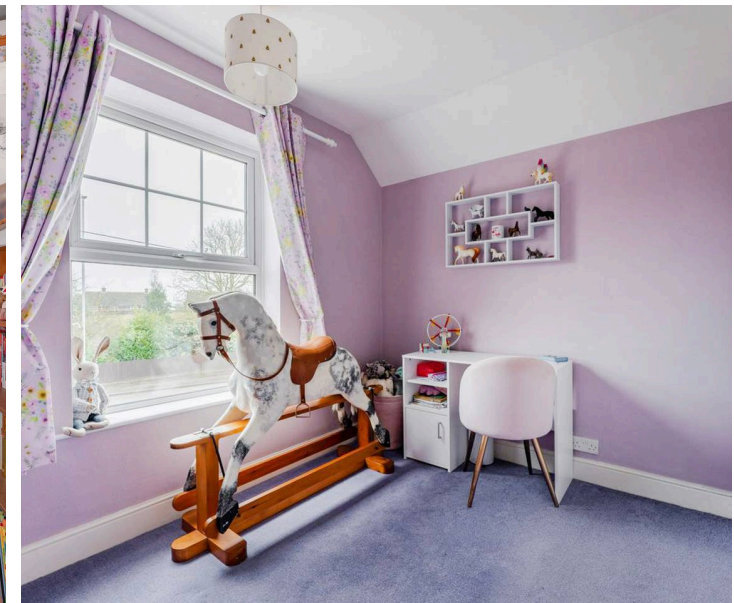
The kitchen is well-equipped and thoughtfully arranged, offering plenty of storage and workspace while remaining in keeping with the home's classic style. A separate utility room adds practicality, keeping daily tasks neatly tucked away.

The downstairs cloakroom deserves special mention, beautifully decorated with quality sanitaryware and tasteful wallpaper, reflecting the care and attention given to every detail throughout the home.

Upstairs, the first floor provides four generously sized bedrooms, all finished in a timeless, neutral décor that allows the space and natural light to speak for themselves. The principal bedroom enjoys a bright dual-aspect outlook, while the remaining rooms are ideal for family members, guests or working from home.

A newly fitted family bathroom and separate contemporary shower room complete the upper floor, both finished to a high standard with stylish, modern design.

Externally, the property is just as impressive. Electric gates open onto a substantial shingled driveway providing parking for up to ten vehicles, in addition to a detached garage. The setting is framed by mature planting and trees, offering both privacy and a sense of arrival.



45 Cromer Road

To the rear lies a truly stunning south-facing garden, immaculately maintained and thoughtfully landscaped to create a peaceful and private outdoor haven.

Predominantly laid to lawn and surrounded by established shrubs, trees and colourful borders, the garden enjoys sunshine throughout the day. A spacious patio provides the perfect spot for outdoor dining and entertaining.

A unique and charming feature is the gated access to an additional plot, currently arranged as a nature allotment. This delightful space includes an orchard with apple, plum and peach trees, offering a wonderful environment for wildlife, gardening enthusiasts or those seeking a more sustainable lifestyle.

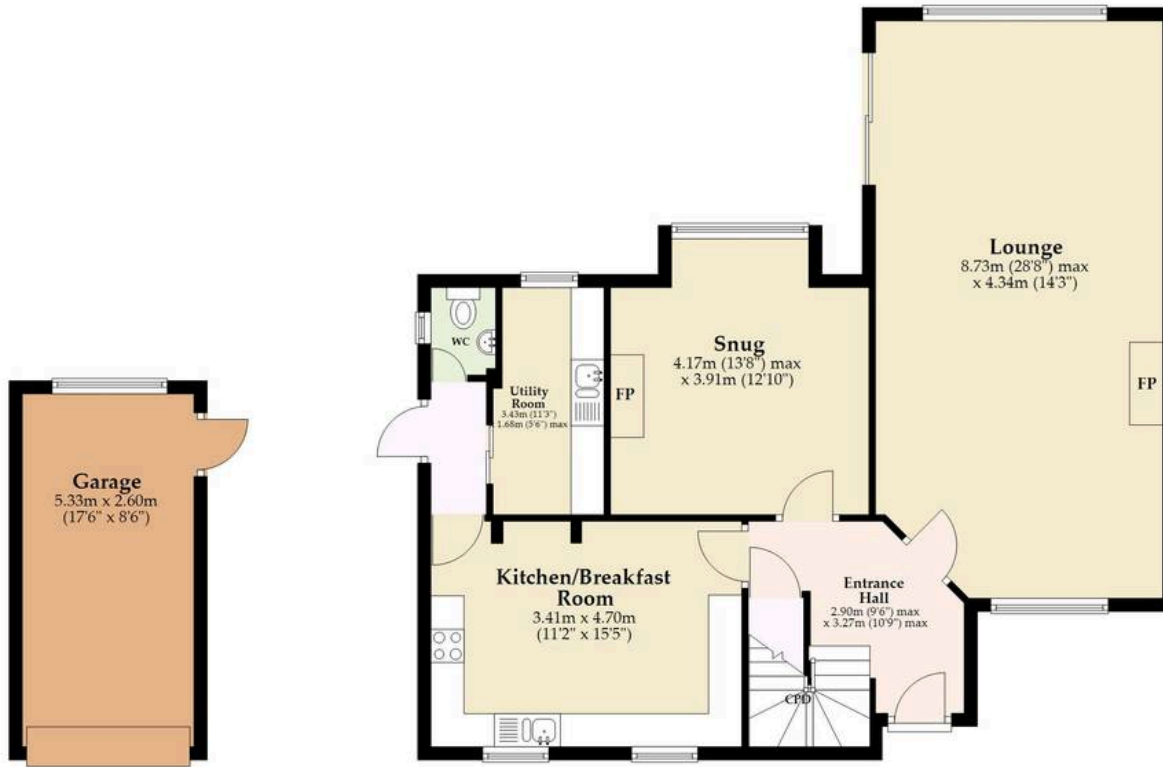
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



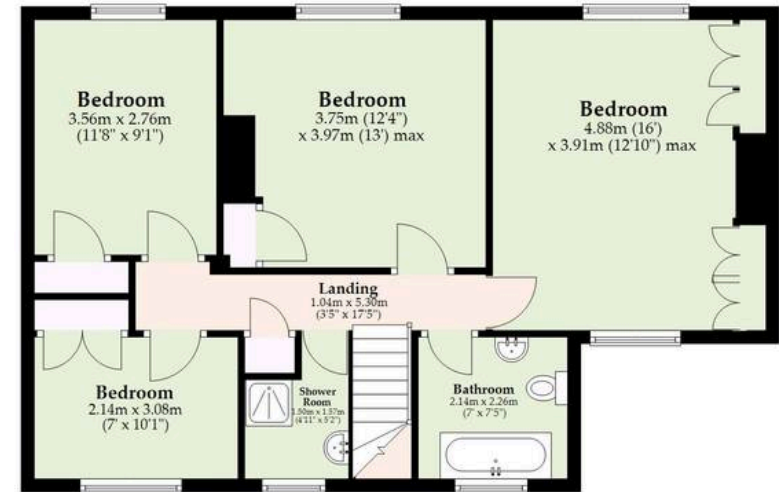
Ground Floor

Approx. 102.2 sq. metres (1100.4 sq. feet)



First Floor

Approx. 69.8 sq. metres (751.6 sq. feet)



Total area: approx. 172.1 sq. metres (1852.0 sq. feet)

Sqft excludes hall, landing and garage.

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 misstatement. 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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Minors & Brady
Your home, our market



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