



26 Northrepps Road, Cromer

Minors & Brady



26 Northrepps Road

Cromer

Situated on the edge of Cromer in a peaceful position close to woodland and the clifftops, this attractive two-bedroom home offers a lovely combination of comfortable living space, character features and excellent access to both the coast and surrounding countryside.

The property is particularly appealing for those who enjoy walking and the outdoors, while still being conveniently placed for Cromer's amenities, schools and transport links. Internally, the accommodation includes a generous lounge/snug, a well-equipped kitchen and an impressive full-width garden room, with two bedrooms and a bathroom upstairs.



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- Attractive two bedroom home positioned on the edge of Cromer, enjoying a peaceful setting close to woodland, clifftops and beautiful coastal and country walking routes
- Spacious 18.5ft lounge/snug with a beautiful outlook towards the woodland, featuring a characterful fireplace with wood burning stove and reclaimed Norfolk Pamments
- Impressive full width garden room with a glazed roof, engineered oak flooring and views across the garden, currently used as a dining room
- Well presented kitchen with a practical layout and direct connection to the garden room
- Two well proportioned bedrooms, both benefiting from attractive polished wooden flooring
- Beautiful front and rear gardens, offering private outdoor space with a peaceful outlook and plenty of scope for outdoor seating and entertaining
- Private off road parking for one vehicle, with potential to create a driveway to the front of the property, subject to any necessary permissions
- Complete re roof carried out in October 2025, including new soffits, fascias, gutters and downpipes, with woodworm treatment also applied
- Quiet yet convenient location, close to Cromer's amenities and schools, with good transport links and easy access to the coast and surrounding countryside



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Location

Situated in the Suffield Park area of Cromer, Northrepps Road offers a convenient residential setting with a good range of local amenities close by. Nearby facilities include Suffield Park Infant and Nursery School, Cromer Junior School and Cromer Academy, while local shops and convenience facilities are also within easy reach.

Roughton Road railway station is approximately a mile away, with Cromer railway station providing further connections, while local bus services operate nearby.

Cromer's town centre and seafront are within easy reach, offering a selection of independent shops, cafés, restaurants and traditional seaside attractions, including the famous pier and sandy beach. The surrounding area also provides plenty of opportunities to enjoy the Norfolk coast and countryside, with nearby walking routes, Cromer Golf Club and the wider coastal landscape providing attractive options for outdoor recreation

Northrepps Road, Cromer

Approached from the road, the property immediately benefits from its peaceful position on the edge of Cromer, with the front garden and surrounding greenery creating a pleasant first impression.



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26 Northrepps Road

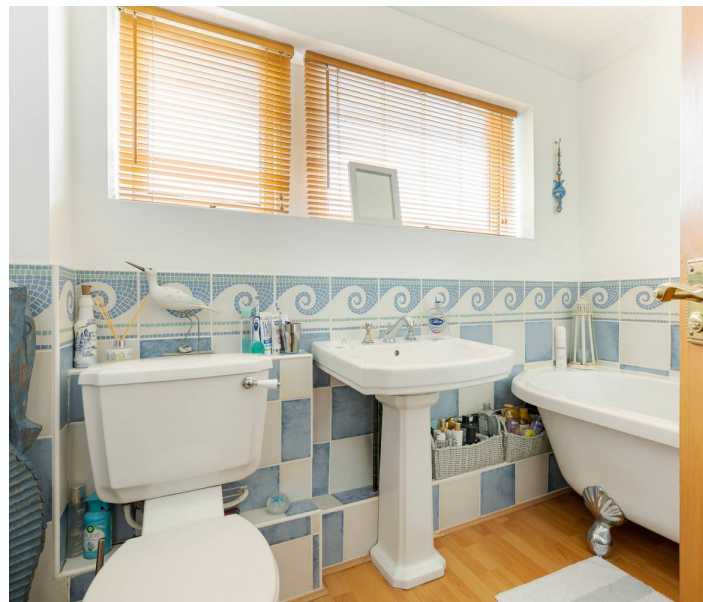
Cromer

Private off road parking is available for one vehicle, while there is also potential to create a driveway to the front, subject to any necessary permissions. The front entrance opens into the hallway, which provides access to the principal living accommodation and stairs rising to the first floor.

The spacious lounge/snug is a particularly inviting room, with a beautiful outlook towards the woodland and a characterful fireplace fitted with a wood burning stove. Reclaimed Norfolk Pammments add further character, while the generous proportions provide plenty of space for comfortable seating and make this a lovely room in which to relax.

The snug area provides useful additional living space and could be adapted to suit a variety of needs, whether as a quieter sitting area, home office or hobby room. The kitchen is positioned alongside the snug and offers a practical arrangement of fitted units and work surfaces, with a natural flow through to the garden room.

A real highlight of the property is the full width garden room, currently used as a dining room. Featuring a glazed roof and extensive glazing, this bright and airy space enjoys lovely views across the garden, while the engineered oak flooring adds a warm and attractive finish.



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Its generous proportions make it particularly well suited to dining and entertaining, with a strong connection to the outdoor space.

The first floor provides two well proportioned bedrooms, both benefiting from attractive polished wooden floors. The peaceful setting and outlook towards the surrounding greenery give the bedrooms a pleasant feel, while the family bathroom completes the accommodation.

To the rear, the garden provides a private and established outdoor setting, with plenty of space for seating and enjoying the surrounding greenery. The garden room opens naturally onto this area, creating a useful extension of the living space during warmer months.

The property has benefited from a complete re roof carried out in October 2025, including new soffits, fascias, gutters and downpipes, with woodworm treatment also applied. Gas central heating is provided by a gas combi boiler located within the airing cupboard.

Agents Notes

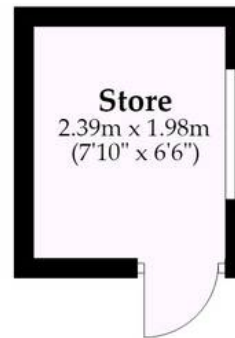
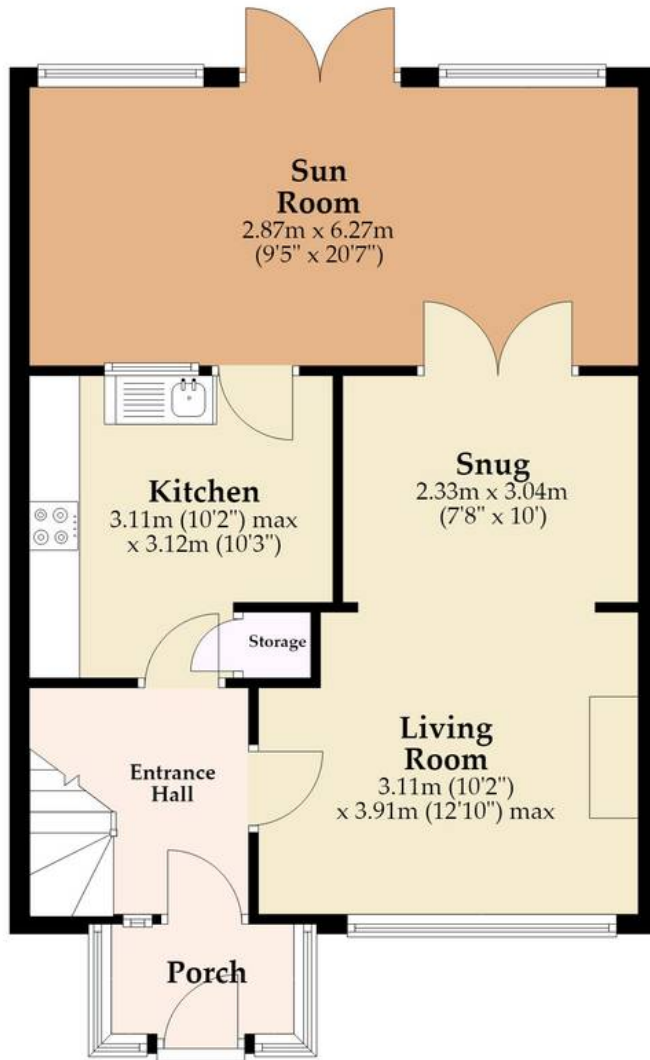
Please note that the property is subject to a Section 157 restrictive covenant. Prospective purchasers must have lived and worked in Norfolk for a minimum of three years. Please contact our office for further information and to discuss eligibility.



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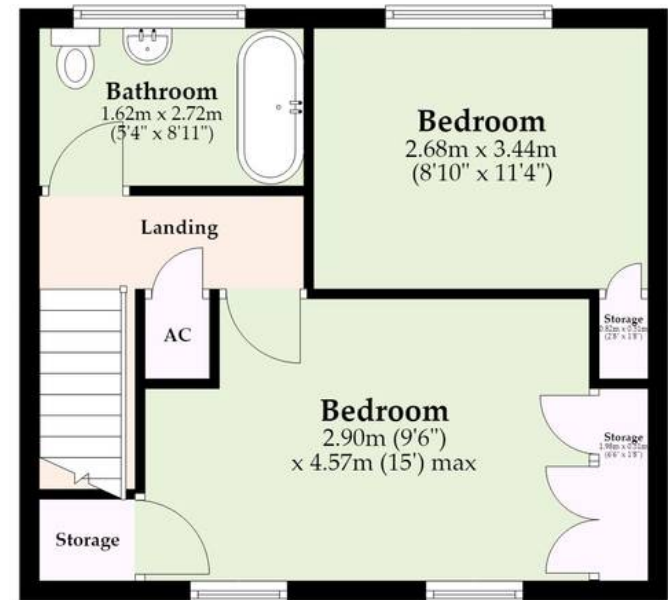
Ground Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



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Total area: approx. 96.0 sq. metres (1033.5 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady
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