



29 Cromer Road, North Walsham

Minors & Brady



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North Walsham

Period charm, generous family living, south-facing garden, sought-after market town location. Holly Bank is an impressive Victorian home that effortlessly balances character and practicality, offering beautifully presented accommodation ideal for modern family life. Original fireplaces, elegant bay windows and retained period details create a wonderful sense of heritage, while the spacious layout provides flexibility for growing families and those who love to entertain. Natural light flows throughout the home, enhancing the welcoming reception spaces and well-appointed kitchen. Outside, the secure south-facing garden offers a fantastic setting for outdoor dining, relaxation and children's play, complemented by ample parking, a garage and a highly convenient position close to North Walsham's excellent amenities.

Agents Notes

This property will be sold freehold.

Connected to mains electricity, water and drainage.



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Cromer Road is situated within the popular North Norfolk market town of North Walsham, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its strong community atmosphere, historic character, and excellent transport connections, making it an appealing location for families, professionals, and retirees.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. North Walsham's thriving centre provides an excellent selection of everyday amenities, together with independent retailers, leisure facilities, and community services.

The area offers a wealth of recreational opportunities, with nearby parks, open green spaces, and countryside walks providing excellent opportunities for outdoor enjoyment. The beautiful North Norfolk coastline is also within easy reach, with popular destinations including Cromer, Mundesley, and Sheringham offering sandy beaches, scenic coastal walks, and a variety of seaside attractions.

North Walsham enjoys excellent transport connections, with the town's railway station providing regular services to Norwich, Cromer, and Sheringham. Convenient road links via the A149 and A140 offer access to Norwich, the wider Norfolk region, and the many attractions of the North Norfolk coast.

The nearby city of Norwich provides an extensive range of shopping, dining, cultural, educational, and entertainment facilities, whilst the surrounding countryside offers a variety of walking and cycling routes through some of Norfolk's most attractive landscapes.

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Occupying a desirable position within the popular market town of North Walsham, Holly Bank is an impressive semi-detached Victorian residence believed to date from the 1860s.

Rich in character and retaining a wealth of original period features, this substantial five-bedroom home offers generous and versatile accommodation ideally suited to modern family living.

An enclosed entrance porch opens into a welcoming reception hall, immediately setting the tone for the character found throughout the property. Original features including service bells and decorative detailing serve as a reminder of the home's Victorian heritage, while the bright and well-presented interiors create an inviting atmosphere from the moment you arrive.

The reception accommodation is both generous and versatile. To the front, the cosy living room is centred around an original fireplace and enhanced by an impressive bay window which floods the space with natural light. A second reception room offers equally attractive proportions, featuring another bay window and period fireplace, providing flexibility for use as a formal sitting room, family room or additional entertaining space. Both rooms showcase the elegance and character expected of a home from this era.



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Further accommodation on the ground floor includes a separate dining room, ideal for family gatherings and entertaining guests, which flows naturally into an adjoining study. This thoughtfully designed arrangement provides an excellent work-from-home environment while still offering flexibility for a playroom, hobby room or reading room depending on individual requirements.

The kitchen forms the heart of the home, offering a practical and well-appointed space with ample storage and work surfaces. Positioned to the rear of the property, it enjoys pleasant views across the garden and serves day-to-day family life with ease. A useful utility room provides additional storage and laundry facilities, helping to keep the main kitchen area organised and functional.

Completing the ground floor accommodation is a conveniently located shower room, offering added practicality for busy households and visiting guests.

Stairs rise to the first floor where a spacious landing provides access to all rooms. The layout has been carefully arranged to ensure easy access throughout, creating a comfortable environment for both families and multi-generational living.

The first floor comprises five well-proportioned bedrooms, each offering flexibility to accommodate changing family needs. The principal bedrooms are particularly generous in size, while several benefit from built-in storage, helping maximise space and practicality. The remaining bedrooms provide excellent options for children, guests, home working or hobbies, making the property exceptionally adaptable. Throughout, large windows allow an abundance of natural light, enhancing the bright and airy feel found across the home.

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Serving the first floor is a well-appointed family bathroom, conveniently positioned to cater for all bedrooms.

Outside, Holly Bank continues to impress. The south-facing rear garden has been thoughtfully maintained and provides a wonderful outdoor environment for both relaxation and recreation. A brick-weave sun terrace offers the perfect setting for outdoor dining and entertaining, while the established lawn creates a safe and child-friendly space for play. Mature trees, shrubs and planting provide colour, interest and a sense of privacy throughout the seasons. The secure nature of the garden will appeal to families and pet owners, while a useful lean-to offers ideal storage for gardening equipment and outdoor essentials.

To the front, the property is approached via a large shingle driveway providing ample off-road parking for multiple vehicles. The driveway leads directly to the garage, offering further parking, storage or workshop potential. The attractive frontage that is set back from the road, mature landscaping and generous plot enhance the property's kerb appeal and create a lasting first impression.



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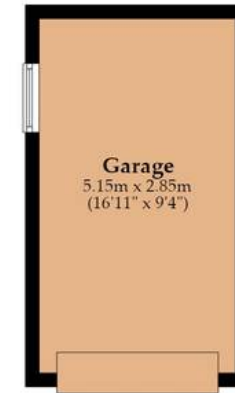
Ground Floor

Approx. 87.5 sq. metres (941.5 sq. feet)



Garage

Approx. 14.7 sq. metres (158.0 sq. feet)



First Floor

Approx. 62.9 sq. metres (676.9 sq. feet)



Total area: approx. 165.0 sq. metres (1776.4 sq. feet)

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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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