

2 Hill Close, Cromer

Minors & Brady

2 Hill Close

Cromer

A spacious five-bedroom family home set within a generous plot of approximately 0.25 acres (stms), offering flexibility for larger and growing families. The property provides substantial accommodation across two floors, including a spacious lounge and dining area, adjoining kitchen, separate utility room and a ground-floor bedroom, alongside four further bedrooms upstairs. The flexible layout offers space for family life to unfold comfortably, with multiple areas for relaxing, dining, entertaining and accommodating guests. Outside, the extensive garden is a particularly notable feature, with plenty of space for children to play, family gatherings and outdoor enjoyment, complemented by a newly-installed decking area and a separate paved section. With its combination of generous accommodation, versatile layout and sizeable plot, this is a home that offers considerable space both inside and out.

- Substantial family home set within an approximately 0.25-acre plot (stms)
- Spacious lounge and dining area providing ample room for family life
- Kitchen adjoining the main living accommodation
- Separate utility room offering additional practical household space

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- Ground-floor bedroom providing flexibility for guests or multi-generational living
- Conservatory providing an additional reception space overlooking the garden
- Principal bedroom with an en-suite bathroom and shower facilities
- Three further first-floor bedrooms alongside a family bathroom
- Extensive garden with a separate paved area
- Well-positioned for family life, with schools, amenities and the seafront within easy reach

The Location

Hill Close is situated within the popular coastal town of Cromer, offering a practical setting for families looking to enjoy a combination of everyday convenience and seaside living. The town provides a range of amenities including supermarkets, independent shops, cafés, restaurants, pubs, healthcare facilities and leisure opportunities, with the town centre and seafront offering further places to explore. The property is particularly well-positioned for local schooling, with Suffield Park Infant and Nursery School, Cromer Junior School and Cromer Academy all within relatively easy reach.

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Cromer is well-known for its traditional seaside character, with a sandy beach, Victorian pier, promenade, theatre, lifeboat station and a range of coastal walks. Roughton Road railway station is nearby, providing access along the Bittern Line towards Norwich and Sheringham, while Cromer railway station offers an additional connection into the wider rail network. The surrounding North Norfolk countryside also provides opportunities for walking, cycling and exploring nearby villages, with destinations including Felbrigg Hall, its gardens and parkland, and the wider coastal area all contributing to the appeal of the location.

Hill Close, Cromer

The property is approached via the entrance porch, which leads into the entrance hall where a staircase rises to the first floor and a ground-floor WC is conveniently positioned. The main living accommodation includes a spacious lounge and dining area, creating a generous space for both relaxing and entertaining. The lounge features a fireplace, while the dining area provides room for a family dining table and connects with the kitchen, which is fitted with a range of units and work surfaces. A separate utility room offers additional space for household appliances and day-to-day tasks, helping keep the main kitchen area organised.

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The ground floor also includes a bedroom, providing useful flexibility for guests, extended family or alternative use depending on individual needs. From the dining area, doors lead into the conservatory, which provides an additional reception space overlooking the garden. The conservatory opens towards the decking area, creating a natural connection between the indoor and outdoor spaces.

On the first floor, the landing leads to four further bedrooms and the family bathroom. The bedrooms are varied in size, providing options for family members, guests or use as a home office where required. The principal bedroom benefits from an en-suite comprising a shower, bath with shower attachment, WC and wash basin. The family bathroom is fitted with a bath with shower attachment, WC and wash basin.

Outside, the property occupies a particularly generous plot of approximately 0.25 acres (stms), providing an extensive garden with plenty of room for families to enjoy. The garden offers space for children to play, outdoor entertaining, gardening and a variety of recreational uses, making it a significant feature of the home.

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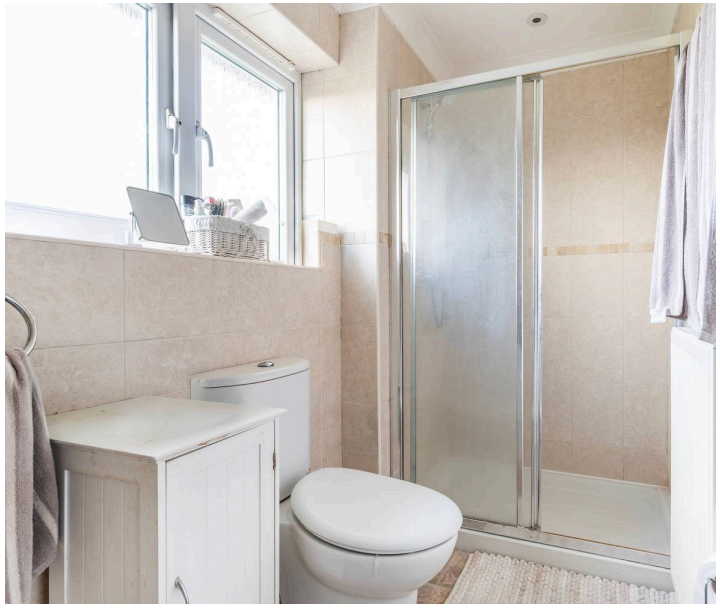







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A newly-installed decking area provides an ideal spot for outdoor seating and dining, while a separate paved section offers an additional practical area for seating, entertaining or enjoying the garden. The scale of the outside space provides a real sense of freedom and flexibility, particularly for larger families looking for room to grow and enjoy time outdoors.

Agent's Note

This property is being sold freehold, and is connected to mains water, electricity, gas and drainage.

Council Tax Band: D

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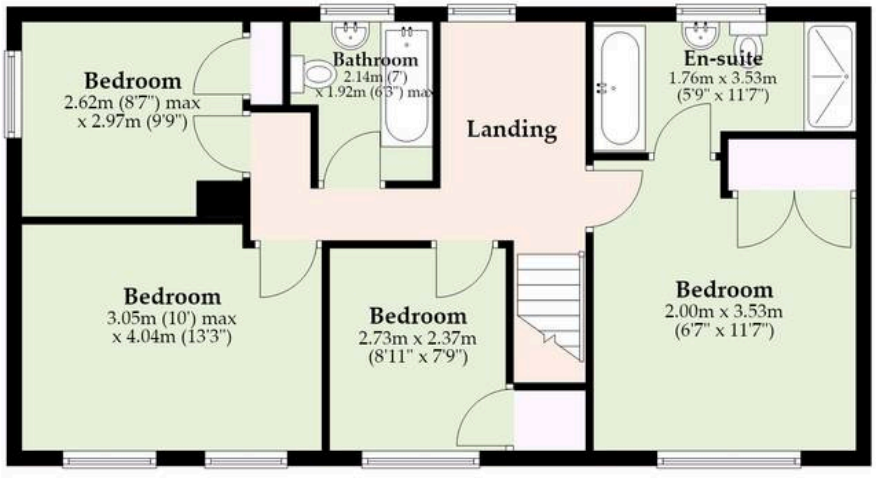
Ground Floor

Approx. 88.1 sq. metres (948.4 sq. feet)
(excluding Decking Area, Porch)



First Floor

Approx. 64.7 sq. metres (696.1 sq. feet)



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Total area: approx. 152.8 sq. metres (1644.5 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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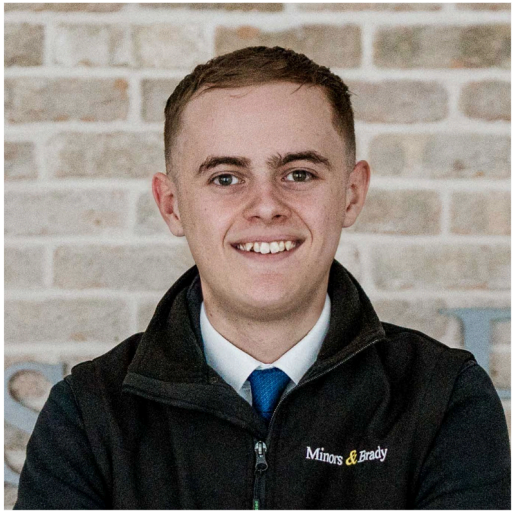

Meet *Matthew*
Senior Property Consultant

Minors & Brady

Your home, our market

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