



THE STORY OF

4 Grange Avenue

Overstrand, Norfolk

SOWERBYS



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Overstrand, Norfolk
NR27 0ND

Beautifully Presented Detached Bungalow

Two Spacious Bedrooms

Open-Plan Kitchen/Dining Room

Recently Refurbished to a High Standard

Sitting Room and Conservatory

Delightful Plot of 0.2 Acres (STMS)

Meticulously Kept Gardens

Garage and Off Road Parking

Highly Sought After Location
in a Peaceful Cul-de-Sac

Potential to Extend into the Loft Space or Convert
the Garage into a Separate Dwelling (STPP)

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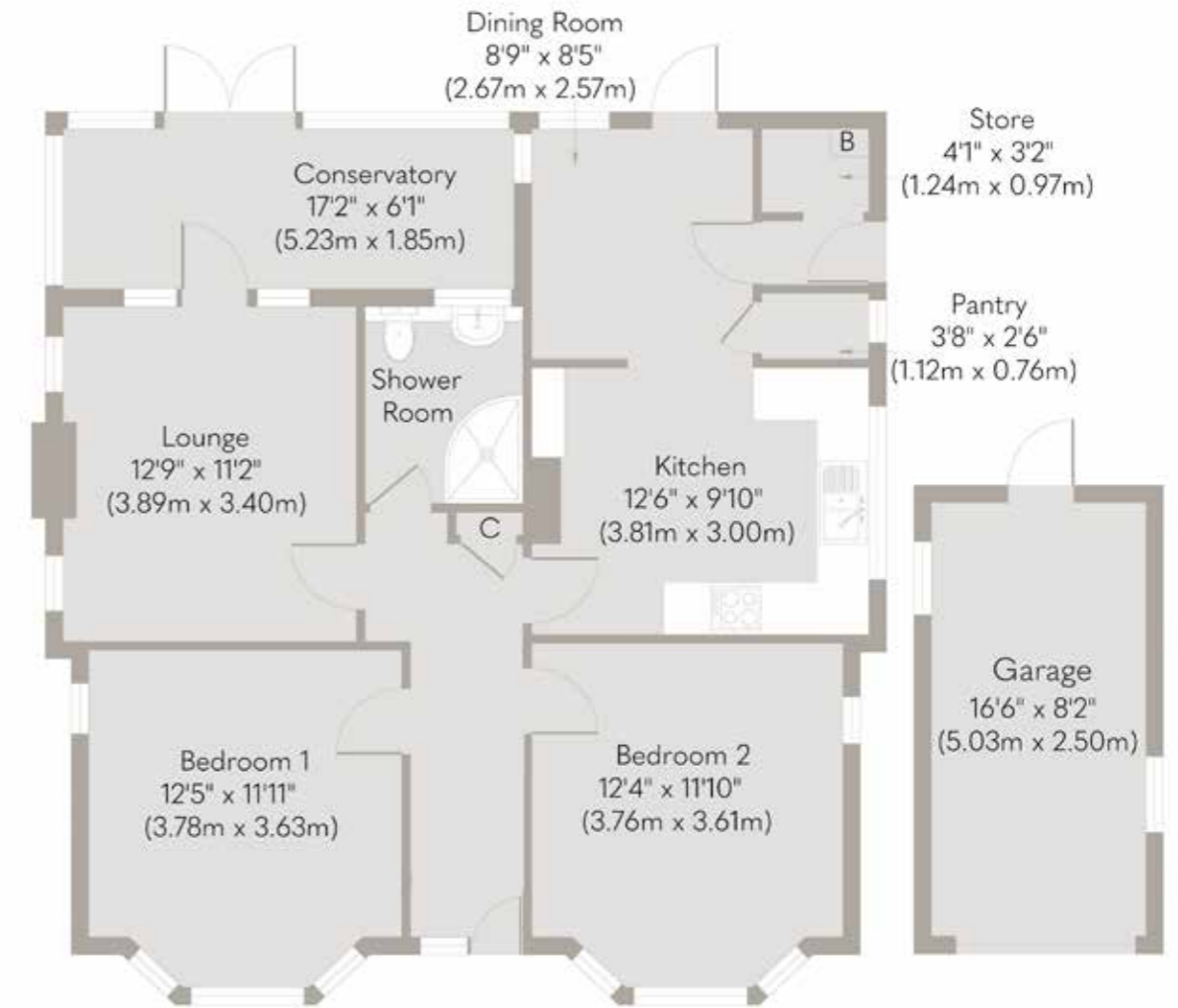




Nestled at the end of a popular residential street, 4 Grange Avenue offers a tranquil retreat with beautifully presented interiors which are filled with natural light. This delightful home provides versatile accommodation set within a magical garden, teeming with life and colour.

The rear of the home features a wonderfully sociable reception area with a shaker style kitchen open to the dining area, offering picturesque views of the garden. The sitting room across from it leads to a conservatory, which serves as an idyllic spot to enjoy the garden's sights and sounds. At the front, two generous double bedrooms boast splendid bay windows and high ceilings, filling the rooms with volume and light. These bedrooms are well served by a central family shower room.

One of the finest features of this home is the delightful plot it sits on, occupying 0.2 of an acre (subject to measured survey), and providing excellent privacy. The garden has been lovingly tended by the current owners, creating a thriving oasis of colour and life. Well-kept lawns stretch across multiple levels, interspersed with well-stocked beds, offering countless areas to explore, relax, and enjoy the all-day sunshine. Additionally, the property offers ample off-road parking for several cars, complemented by a detached single garage.



Approximate Floor Area
947 sq. ft
(87.94 sq. m)

Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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We love the garden as
it gives us a private,
peaceful place to relax in
and enjoy.



Overstrand

A TIMELESS COASTAL GEM

The coastal village of Overstrand stands on the North Norfolk coast which is designated as an Area of Outstanding Natural Beauty.

The village, which is part of what is sometimes called Poppy Land, offers a sandy beach, shops, post office, public house and hotels, a bus service passes through the village to the neighbouring resort town of Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes.

There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club which offers some of the finest grass courts in the country. There are opportunities for sailing at Blakeney and on the Norfolk Broads.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike.

Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!



Note from the Vendor



Aerial view of Overstrand

“Within two minutes’ walk we can be on the beach or in open fields with views of Cromer lighthouse and the sea.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 7134-8123-1100-0289-8296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///stirs.perfumed.convines

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SOWERBYS

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