



Grange Lodge Coast Road, Overstrand Cromer NR27 0NF

welcome to

Grange Lodge Coast Road, Overstrand Cromer

William H Brown are delighted to offer this well-presented and deceptively spacious 3/4 Bedroom, detached family home, in a desirable coastal location! Be quick to register your interest on this one!!



This charming property is not one to be missed!

The layout consists of Entrance Hall, downstairs Shower Room, Kitchen/Diner with spiral staircase leading to an Attic Room, Conservatory, Living Room with stairs to the first floor, two further Reception Rooms (or potential ground floor Bedrooms), Garage with Cloakroom, the first floor consists of Bedroom One with En-suite, two more Bedrooms and Family Bathroom.

Overstrand is an unspoilt East Norfolk coastal village, situated on a cliff-top overlooking fine dog-friendly and sandy beaches. The village grew up around its fishing industry, and a few fishing boats are still based here. The beauty of Overstrand did not go unnoticed however, leading to its nickname as "the village of millionaires". The village has a number of amenities such as a post office/local shop, pub, hotel, family campsite, cafe and local fresh lobsters and crabs for sale.

Entrance Hall

The front door of the property leads you in to the main hallway of the house, where doors lead off to the Shower Room, Kitchen/Diner and Living Room. The hall also consists of wooden flooring, a storage cupboard, a coat cupboard and wall mounted radiator.

Shower Room

Suite comprising hand wash basin, WC, shower cubicle, tiled throughout, wall mounted radiator & 'Ideal' boiler.

Living Room

16' 8" x 16' 7" (5.08m x 5.05m)
Dual aspect double glazed windows to the front, two wall mounted radiators, exposed brick fireplace with an electric fire inset, stairs leading to first floor and door leading to rear garden

Reception Room 2

12' 1" x 11' 1" (3.68m x 3.38m)
Currently set up as a second living room with double glazed window to the front, wooden doors & door leading to third reception room/ground floor bedroom.

Reception Room 3 / Bedroom 4

12' 7" x 10' 7" (3.84m x 3.23m)
Leading off the second reception room, currently set up as a ground floor bedroom with double glazed window to the rear, wall mounted radiator & door leading to the cloakroom of the garage.

Kitchen / Diner

14' 3" x 12' 4" (4.34m x 3.76m)
Kitchen/Diner space, white fronted cupboards with wooden work surfaces over top, integrated appliances of oven and hob, space for white goods, pantry cupboard, spiral staircase leading to the attic room, double glazed window to the side of the property, wooden flooring, spotlights, wall to ceiling mounted radiator & door to Conservatory.

Conservatory

14' 5" x 9' 7" (4.39m x 2.92m)
Rectangular structure with vaulted ceiling, wooden flooring, wall mounted radiator and double doors leading to rear garden.

Landing

The upstairs landing has doors leading off to the three bedrooms and family bathroom. Please note there are a few steps down off the landing into Bedrooms two, three and the family bathroom.

Bedroom 1

16' 8" max x 12' 11" max (5.08m max x 3.94m max)
Fitted wardrobe with mirror sliding doors, Juliet style balcony to the rear, double glazed window to the front, two wall mounted radiators, slight sloped ceiling and door to En-suite.

En-Suite

Suite comprising hand wash basin, shower and WC and wall mounted radiator.

Bedroom 2

12' 10" max x 8' 6" (3.91m max x 2.59m)
Double glazed window to the front, wall mounted radiators and slight sloped ceiling.

Bedroom 3

12' 1" x 8' 10" max (3.68m x 2.69m max)
Double glazed window to the rear, wall mounted radiators and slight sloped ceiling.

Bathroom

Suite comprising shower, bath, hand wash basin with tiled splash back, WC, vinyl flooring, double glazed window to the side of the property and wall mounted radiator.

Attic Room

13' 11" x 12' 5" (4.24m x 3.78m)
Spiral staircase leading up from the Kitchen with dual aspect double glazed windows to the front & back and sloped ceiling. Perfect study space or storage area.

Outside

The front of the property offers vast ample off-street parking via a shingle driveway, a side lawn with a few shrubs and bushes and side access from both sides of the house to the rear of the property.

The rear garden has a paved sun terrace, which benefits highly from the sun. Also some mature plants and shrubs surrounding.

Garage

23' 8" x 11' 10" (7.21m x 3.61m)
The garage benefits from its own Cloakroom, which leads right into the third reception room/ground floor bedroom flowing into the layout of the house. This space could easily lend itself directly to an annexe, with letting income potential.



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Grange Lodge Coast Road, Overstrand Cromer

- Three/Four Bedroom Detached House
- Three Bathrooms & Cloakroom
- Two/Three Reception Rooms
- Spacious Accommodation
- Council Tax Band D

Tenure: Freehold EPC Rating: D

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRM108033 - 0004

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