



1 Meadow Cottages, High Street, Overstrand, Cromer, NR27 0AB

welcome to

1 Meadow Cottages, High Street, Overstrand, Cromer

**** GUIDE PRICE £350,000 - £375,000 ****

Don't miss out on this stunningly presented NO CHAIN Two Bedroom Converted Stables set in the coastal village of Overstrand, with open plan living area & 2 Bathrooms. Outside has an easily managed, sunny courtyard garden & 2 allocated parking spaces.



Description

Located in the seaside village of Overstrand, offered with No Onward Chain, this converted stables enjoys spacious, easy living accommodation with an open plan Kitchen/Diner/Lounge & separate Utility Room to the ground floor.

Upstairs there are two large Bedrooms - the main with an En-suite bathroom, plenty of storage and a separate Bathroom.

Outside offers a pretty front courtyard garden with an arbour, shed and 2 allocated off-road parking spaces.

The property was converted in 2013 and is currently used as a holiday let but would equally make a very family comfortable home.

Overstrand itself has a number of amenities such as a post office/local shop, pub "The White Horse Overstrand", "The Sea Marge" hotel, family campsite, cafe and local fresh lobsters and crabs for sale. It is an unspoilt North Norfolk village with family and dog-friendly sandy beaches and is known for its great walks. The cottage is a short seven minute walk to the pretty beach.

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, leading to its nickname as "the village of millionaires".

Kitchen / Diner / Lounge

40' 2" x 15' 2" (12.24m x 4.62m)

Front door opens into a large open plan space which has been divided into 2 sections.

Kitchen - fitted with range of cream wall & base units, black work surfaces over with tiled upstand and stainless steel sink & drainer unit. Electric oven with gas hob and cooker hood over and American style fridge/freezer. Double glazed window to the front aspect and tiled flooring with under floor heating.

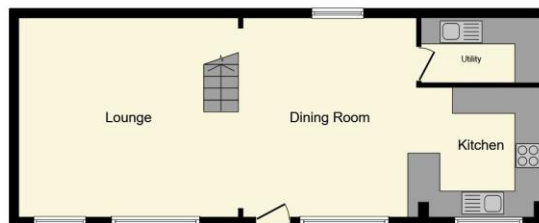
Lounge/Diner - 3 double glazed windows to the front aspect overlooking small courtyard garden, feature wall, radiator, oak stairs to first floor with under stair storage and carpeted flooring.

Utility Room

Fitted wall & base units, work surfaces over with sink & drainer unit, white goods, gas boiler and tiled flooring with under floor heating.

First Floor Landing

Doors to Bedrooms & Bathroom.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Bedroom One

14' 1" x 13' 4" (4.29m x 4.06m)

Sloped ceiling, double glazed window to the front aspect, radiator and carpeted flooring. Door to En-suite.

En-Suite

Suite comprising WC, wash basin and shower cubicle with vinyl flooring. Substantial built-in cupboards, heated towel rail & double glazed window to front aspect.

Bedroom Two

15' 2" x 10' 6" (4.62m x 3.20m)

Double glazed window to the side aspect, radiator, sloped ceiling and carpeted flooring.

Bathroom

Suite comprising WC, wash basin and shower cubicle. double glazed window to the front aspect, towel rail and vinyl flooring.

Outside

The property has a low maintenance courtyard garden to the front of the property enclosed by a white picket fence, an arbour & useful storage shed. This property also benefits from 2 allocated off-road parking spaces.

Agent's Note

The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only, which was a B in July 2013.



view this property online williamhbrown.co.uk/Property/CRM108803



welcome to

Awaiting Photograph

1 Meadow Cottages, High Street, Overstrand, Cromer

- GUIDE PRICE £350,000 - £375,000
- No Onward Chain
- Two Bedroom Converted Stables
- Open Plan Living Accommodation
- Renovated Throughout
- 2 Allocated Off-Road Parking Spaces

Tenure: Freehold EPC Rating: C

Council Tax Band: Deleted

£350,000-£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108803



Property Ref:
CRM108803 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



williamhbrown.co.uk