



## LUTYENS DRIVE CROMER, NR27 0FL

£280,000  
FREEHOLD

Overstrand is a highly sought after coastal village just 2 miles from the historic town of Cromer, famed for its lovely beaches and the world famous delicacy Cromer crabs. The village was a favourite Holiday destination of the late Sir Winston Churchill. The village is very well served with a number of shops, pubs and restaurants along with an excellent primary school, transport links and an 18 hole golf course within a mile. It has lovely sandy beaches and quaint streets lined by brick and flint cottages from a bygone era. The property Henleys is offering for sale would make a great home for a young family or a second home. It has two bedrooms, off road parking and an enclosed garden and has the remainder of its NHBC warranty.

  
**HENLEYS**  
Residential Sales & Lettings

# LUTYENS DRIVE

- No Chain • Currently used as Holiday Let • Family Bathroom & Cloakroom • Immaculate condition • Close to Beach • Highly sought after village • Two Bedrooms • Fully Fitted Kitchen • Open plan Lounge Diner • Close to Village centre



## OVERVIEW

Overstrand is a highly sought after coastal village just 2 miles from the historic town of Cromer, famed for its lovely beaches and the world famous delicacy Cromer crabs. The village was a favourite Holiday destination of the late Sir Winston Churchill. The village is very well served with a number of shops, pubs and restaurants along with an excellent primary school, transport links and an 18 hole golf course within a mile. It has lovely sandy beaches and quaint streets lined by brick and flint cottages from a bygone era. The property Henleys is offering for sale would make a great home for a young family or a second home. It has two bedrooms, off road parking and an enclosed garden and has the remainder of its NHBC warranty.

## HALLWAY

Double glazed front entrance door, carpeted flooring, coving to the ceiling and wall mounted radiator. Stairs rising to the first floor, doors leading to Kitchen, Cloakroom and Lounge.

## CLOAKROOM

Low level WC, pedestal wash hand basin with mixer tap over, mirror and glass shelf, tiled splash backs, vinyl flooring, extractor fan, wall mounted radiator and coving to the ceiling.

## KITCHEN

UPVC double glazed window to the front aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit

with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, inset gas hob with stainless steel extractor hood over, built in electric oven and grill, wall mounted gas fired boiler set within wall unit, tiled splash backs, tiled flooring, coving to the ceiling, extractor fan.

## LOUNGE/DINER

UPVC double glazed window over looking the rear garden, telephone point, TV aerial points, carpeted flooring, two wall mounted radiators, coving to the ceiling, door leading to under stairs storage cupboard, double glazed door into the Rear Garden.

## LANDING

Stairs rising from the ground floor, coving to the ceiling, carpeted flooring, wall mounted radiator and airing cupboard housing radiator. Doors leading to Bedrooms and Bathroom.

## BEDROOM 1

Double bedroom with UPVC double glazed window to the rear aspect, built in double wardrobe with hanging rail and shelf, wall mounted radiator, telephone point, TV point, coving to the ceiling and carpeted flooring.

## BEDROOM 2

Double bedroom with uPVC double glazed window to the front aspect, wall mounted radiator, telephone point, TV point, coving to the ceiling and carpeted flooring.

## BATHROOM

uPVC double glazed window to the front aspect, panel sided bath with mixer tap over and wall mounted shower, pedestal wash hand basin with mixer tap, WC, wall mounted radiator, tiled splash backs, vinyl flooring, coving to the ceiling and extractor fan.

## OUTSIDE

To the front of the property is a small gravel area, lawned and flower bed area and a path leading to the front entrance door. To the side of the property is a driveway providing off road parking for two cars with gated access to the rear garden.

The rear garden is fully enclosed and mainly laid to lawn with patio area.

## AGENTS NOTE

Council Tax - The property is currently being used as a holiday home so is under business rates.

Management Fee - There is a small management fee paid to care for the communal areas. The owner has made us aware last year they paid £183 for 2024.

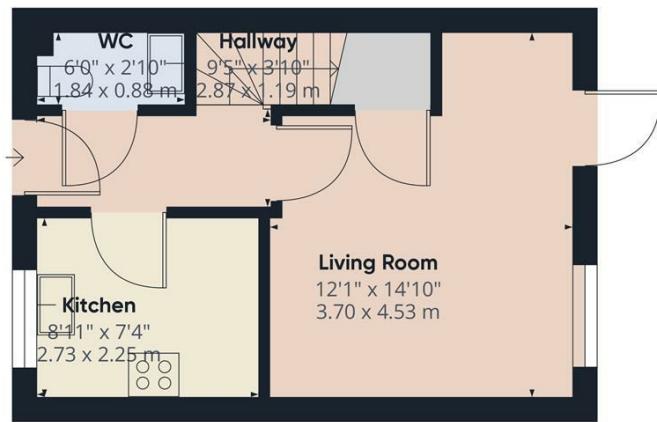
NHBC - The properties were built in 2018 leaving 4 years NHBC Warranty remaining.

## SERVICES

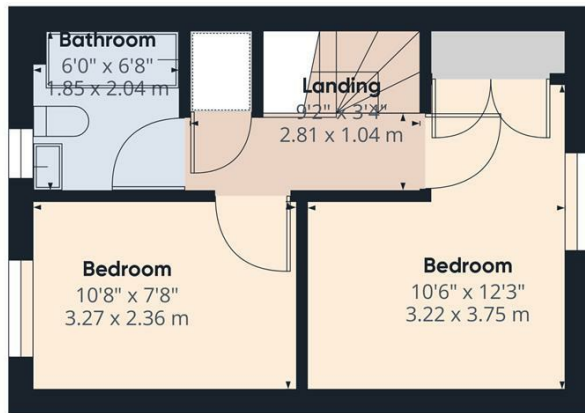
The property is connected to mains drainage, water, gas and electric.

## 18 LUTYENS DRIVE





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
589.09 ft<sup>2</sup>  
54.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	