



CROMER ROAD CROMER, NR27 0NT

£475,000
FREEHOLD

This stunning period property, built in the late 1700s is a hidden gem. The property is set back off the road in the highly sought after village of Overstrand, a favourite holiday destination for the late Winston Churchill. The property is approached by a sweeping shingle driveway with a vast amount of parking and detached garage.

The current owners have lived happily in the property for many years and have created a wonderful garden for keen gardeners and place of tranquility. Inside the house there is a large farmhouse style kitchen /diner, ideal for family meals and entertaining along with a reception room area over looking the garden. To the ground floor there are two further reception rooms with open fireplaces, one featuring a wood burner. There is also a shower room to the ground floor and a large under the stairs area which the current vendor uses as a study.


HENLEYS
Residential Sales & Lettings

CROMER ROAD

- Stunning Period Property
- Wealth of character and features
- Kitchen / Breakfast room
- Two reception rooms
- Three bedrooms
- Family bathroom & shower room
- Beautiful large garden
- Highly sought after village location
- Close to beach & village location
- Viewing Highly recommended



Overstrand

OVERSTRAND The historic village of Overstrand known as the village of millionaires, is located on a beautiful stretch of the North Norfolk coastline about two miles to the east of Cromer. The highly popular village provides local amenities only moments away from this property including convenience store, post office, primary school, public house, fish shop, cafe and church, in addition to wonderful coastal and countryside walks and some of the finest golden beaches along the North Norfolk coastline.

More extensive facilities are available in nearby Cromer including supermarkets, a wide range of other shopping facilities, doctors' surgery, hospital, the award winning Cromer pier, Royal Cromer Golf Club, schools and a wide range of other amenities. The village itself is well connected with a regular bus service to Cromer and along the coastline, from Cromer there is a station providing regular train services on the Norwich to Sheringham line.

Overview

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The property is approached by a sweeping shingle driveway with a vast amount of parking and detached

garage.

The current owners have lived happily in the property for many years and have created a wonderful garden for keen gardeners and place of tranquillity.

Inside the house there is a large farmhouse style kitchen /diner, ideal for family meals and entertaining along with a reception room area over looking the garden.

To the ground floor there are two further reception rooms with open fireplaces, one featuring a wood burner.

There is also a shower room to the ground floor and a large under the stairs area which the current vendor uses as a study.

To the first floor there are three double bedrooms and a family bathroom.

To the outside is a large garden to rear with shrubs, borders and raised beds. There is a conservatory to the side of the detached garage perfect for reading, entertaining and overlooking the garden. There is also a cabin with electric, greenhouse and bike and wood lean to.

The property is an absolute must see, please call Henleys to view.

Agents Note

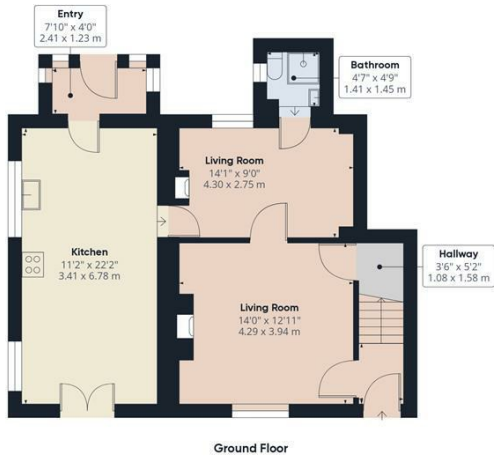
Mains gas, water & drainage.

Council tax band - C

EPC - 75C (Current) 86B (Potential)

13 CROMER ROAD





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1028.06 ft²
95.51 m²

(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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	