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Erpingham House
Cromer Road
Overstrand



A SUPERB FOUR-BEDROOM FAMILY HOME SET IN SOUTH FACING GARDEN WITH VIEWS TOWARDS THE SEA.

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Erpingham House, 39 Cromer Road, Overstrand, NR27 0NT

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RECEPTION HALL

A wide reception hall with door in from the front aspect. Stairs with bespoke fitted storage, leads to the first floor, and there is a further fitted storage and linen cupboard.

SITTING ROOM

A lovely room with bay window and fitted shutters, to the front aspect, this room has a fireplace with woodburning stove on a raised granite hearth with oak mantle over. Original Cornicing.

STUDY/MUSIC ROOM

As with the sitting room this room has a bay window to the front aspect, fitted with shutters. A fireplace houses a second woodburning stove in tiled surround with tiled hearth. Original cornicing.

BATHROOM

This stylish bathroom is fitted with a contemporary suite comprising a freestanding bath with chrome mixer tap and handheld shower, digital power shower in cubicle, wc with concealed cistern and vanity hand wash basin with storage under. Tiling to walls.

KITCHEN/LIVING/DINING ROOM

This fantastic living space provides ample space for dining and sitting, with bi-fold doors opening onto a sun terrace. The kitchen is fitted with an extensive range of base storage units having work surfaces over with inset sink unit with mixer tap over. Matching wall cabinets provide further storage, while a large island unit partially dividing the kitchen from the rest of the room, provides more worksurface and incorporates a breakfast bar. Fitted NEFF appliances within the kitchen include an induction hob with hood over, oven and combi microwave oven, fridge/freezer and dishwasher.







UTILITY/BOOT ROOM

This generous utility room has a door out to the side aspect as well as doors from the kitchen and reception hall. Fitted with storage cabinets and double sink unit. Plumbing for washing machine, this room also houses the boiler supplying the domestic hot water and central heating system.



LANDING

With stairs up from the reception hall.

BEDROOM 1

A lovely principal bedroom suite with French doors opening onto the covered balcony, with glass balustrades, overlooking the garden. A door opens to a dressing area and further on to the en-suite.

EN-SUITE

With power shower in cubicle, wc, vanity hand wash basin with storage under.

BEDROOM 2

This generous double bedroom has a window to the front aspect, offering a view to the sea. Original cornicing.

BEDROOM 3

A third double bedroom with a window to the front aspect, offering a view to the sea. Original cornicing.

BEDROOM 4

Once again, this room has a window to the front aspect, offering a view to the sea.

BATHROOM

With suite comprising bath with 'telephone' style mixer tap and handheld shower, electric shower over, wc with concealed cistern and hand wash basin with storage units. Tiling to walls, chrome towel rail/radiator. Access to large, boarded loft with loft ladder.





EXTERNAL

The property stands back from the road with a wide block paved carriageway providing extensive parking. There is gated access to either side of the property to further parking space and storage sheds as well as a large work shed, all with power and light.



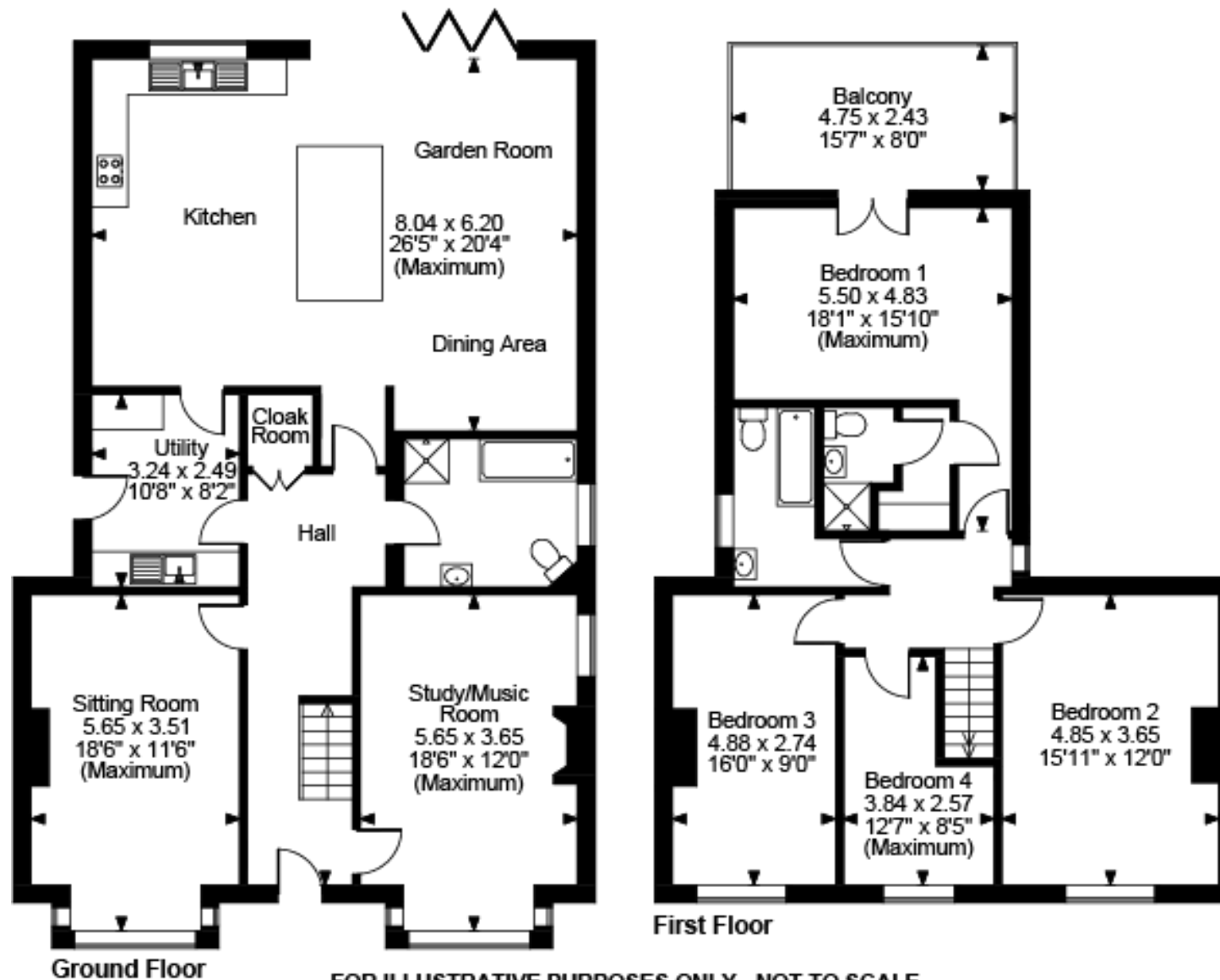
The south facing rear garden features a lovely sun terrace accessed through bi-fold doors, with retaining wall and steps with side ramp up to the lawn. This wide lawn has a central pathway leading to the foot of the garden, where there is a large timber summerhouse with power and light which is currently used as a craft room. Within the garden there are shrub borders, raised vegetable beds, and a number of specimen trees, and further shed with power and light. The garden is enclosed by fencing and mature hedging.

AGENTS NOTE

The property benefits from solar panels, and extensive storage batteries.



Cromer Road, Cromer, Norfolk
 Approximate Gross Internal Area
 2115 Sq Ft/197 Sq M
 Balcony external area = 124 Sq Ft/12 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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This beautifully presented four-bedroom home with south facing garden, stands in the highly desirable village of Overstrand, a short distance from the ever-popular coastal town of Cromer. The well-proportioned property offers four bedrooms, with the principal bedroom having a dressing room, en-suite and balcony overlooking the garden. From bedrooms two, three and four there is a view to the sea. On the ground floor as well as two reception rooms, there is a ground floor bathroom, giving the option of using the second reception room as a bedroom if required. Additionally, there is a wonderful open plan kitchen/living/dining room having bi-fold doors into the garden and separate utility/boot room. Throughout the property care has been taken to retain original features where possible, enhanced by the use of Farrow and Ball paint. Externally, there is a generous, block paved carriageway drive, and a lovely south facing garden with sun terrace adjoining the house. Viewing is a must to fully appreciate the quality of this individual home.

EPC Rating: B
Council Tax Band: D
Tenure: Freehold

Viewing by appointment with our
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