



## CROMER ROAD

OVERSTRAND, NR27 0JJ

**£395,000**  
FREEHOLD

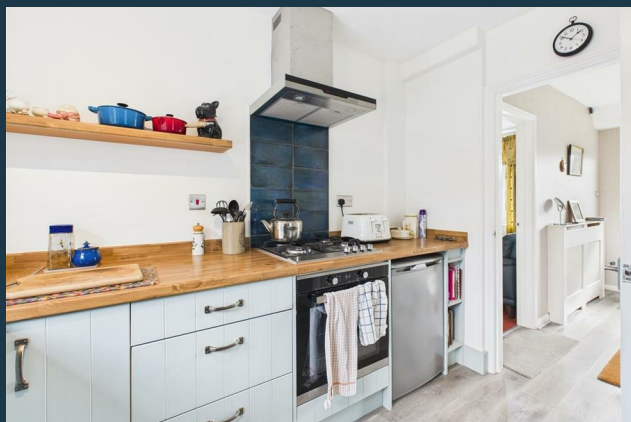
This immaculate semi detached house lies in the extremely desirable seaside village of Overstrand. Famously the holiday destination of choice for the late Winston Churchill. This lovely property consists of two reception rooms fitted kitchen with separate utility and cloakroom. To the first floor there are three bedrooms and a family bathroom. The garden has been well maintained that wraps around the house with a patio area, lawn along with shrubs, borders and a greenhouse. There is parking to the side of the property and a garage.

**henleys**  
ESTATE AGENCY SIMPLIFIED



## CROMER ROAD

- Semi detached house • Two reception rooms • Fitted kitchen and separate utility • Cloakroom • Spacious lounge - dining room • Garden room / Breakfast room • Three bedrooms • Family bathroom • Lovely Garden, garage & parking • Highly sought after coastal village



### Overview

This immaculate semi detached house lies in the extremely desirable seaside village of Overstrand. Famously the holiday destination of choice for the late Winston Churchill.

This lovely property consists of two reception rooms fitted kitchen with separate utility and cloakroom.

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

The garden has been well maintained that wraps around the house with a patio area, lawn along with shrubs, borders and a greenhouse.

There is parking to the side of the property and a garage.

### 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, hotel (with bar and restaurant), post office, primary school, public house, crab and lobster kiosk, café 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.

### Entrance hall

Upvc door to the front, laminate wood flooring, radiator with cover. Doors to the first floor and stairs to the first floor.

### Lounge - dining room

Upvc double glazed windows to the front and the rear. Carpets, radiator and fireplace with gas fire.

### Kitchen

Upvc double glazed window to the rear , wall and base units and wall mounted wooden shelving. Wooden worktops, stainless steel sink drainer, built in oven and hob with extractor fan and built in dishwasher. Large built in pantry cupboard and wood effect flooring. Door leading into garden room/ breakfast room and utility and cloakroom.

### Garden room / Breakfast room

Upvc double glazed window to side and french doors to the rear both with beautiful views over the garden. Spot lights, radiator, wood panelling and doors off to utility room housing washing

machine and tumble dryer and door off to cloakroom.

#### **Utility room**

Space and plumbing for washing machine and tumble dryer

#### **Cloakroom**

Upvc obscure glazed window to the rear and WC.

#### **Landing**

Upvc double glazed window to the side, carpets and loft access.

#### **Bedroom**

Upvc double glazed window to the front, carpets and radiator.

#### **Bedroom**

Upvc double glazed window to the rear, carpets and radiator.

#### **Bedroom**

Upvc double glazed window to the rear, carpets and radiator.

#### **Bathroom**

Upvc obscure glazed window to the front, fully tiled, radiator, WC, wash hand basin, bath with shower over, extractor fan and radiator.

#### **Garage & Parking**

Parking at the side of the property and a garage with power and lights and an up and over door.

#### **Garden**

Beautifully maintained garden with mature shrub and borders, fruit trees and patio area. There is a greenhouse and a door from the garden to access the garage.

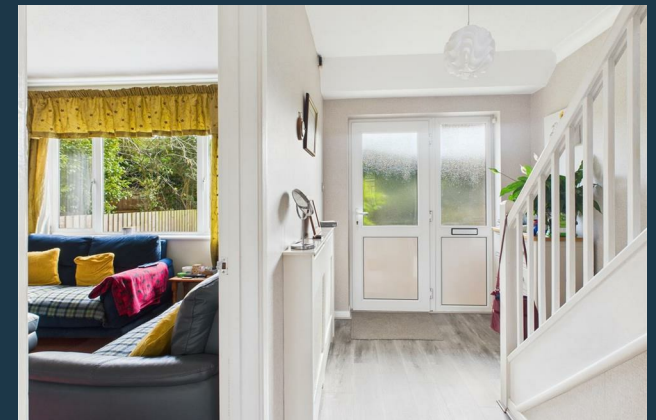
#### **Agents note**

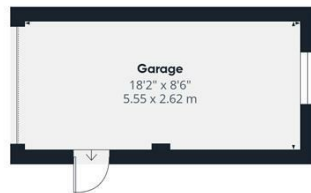
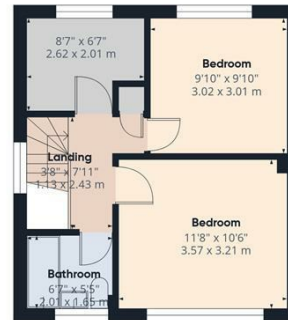
Council tax band - B

EPC register - current 60D - Potential 85B

Mains, gas, electric and water.

## **1 GARDENERS COTTAGES**





Approximate total area<sup>(n)</sup>

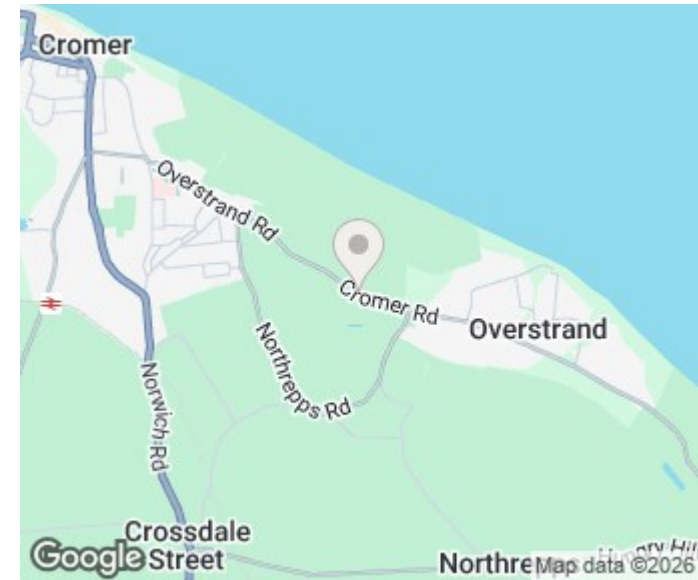
1038 ft<sup>2</sup>

96.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive  
2002/91/EC

