



## MUNDESLEY ROAD

OVERSTRAND, CROMER, NR27 0NB

**£375,000**  
FREEHOLD

This detached three bedroom bungalow lies in the sought after village of Overstrand. This bungalow has been modernised and consists of three double bedrooms., family bathroom and cloakroom. Spacious lounge, kitchen diner, large fully enclosed rear garden and patio. Garden and parking to the front and garage.

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ESTATE AGENCY SIMPLIFIED

## MUNDESLEY ROAD

- Detached bungalow • Three bedrooms • Family bathroom & cloakroom • Spacious lounge • Beautiful fitted kitchen / diner • Highly sought after village • Close to beach • immaculate throughout • Ideal family home or retired couple • Close to village school



### 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

This detached three bedroom bungalow lies in the sought after village of Overstrand. This bungalow has been modernised and consists of three double bedrooms, family bathroom and cloakroom. Spacious lounge, kitchen diner, large fully enclosed rear garden and patio. Garden and parking to the front and garage.

### ENTRANCE HALL

UPVC double glazed door to the front, radiator, beautiful tiled floor, loft access and two built in cupboards.

### LIVING ROOM

Spacious double glazed window to the side and the front, carpets, radiator and fireplace with tiled hearth.

### CLOAKROOM

UPVC obscure glazed window to the side, WC, wash hand basin with splashback tiles and radiator.

### BEDROOM

Double glazed windows to the front, carpets and radiator.

### BEDROOM

Double glazed window to the rear, carpets, radiator and built wardrobe.

### BEDROOM

Double glazed window to the rear, carpets, radiator and built in wardrobe.

### FAMILY BATHROOM

Double glazed obscure window to the side, panelled walls and part tiled. WC, wash hand basin, bath with shower and glass screen, radiator and tiled floor.

### KITCHEN - DINING ROOM

Double glazed window to the rear and side and door to the rear garden.



Wall and base units, porcelain sink drainer, oak worktops, four ring gas hob and oven with extractor fan. Integrated dishwasher. Space for fridge freezer and space and plumbing for washing machine, radiator and polished tiled floor.

#### **REAR GARDEN**

Fully enclosed garden to the rear, with patio area and large garden mainly laid to lawn. there is access to the garage and the front from the side.

#### **FRONT GARDEN & GARAGE**

The bungalow is set back with a large lawned area to the front with driveway and garage.

#### **AGENTS NOTE**

Council tax band D

EPC Current 67D Potential 82B

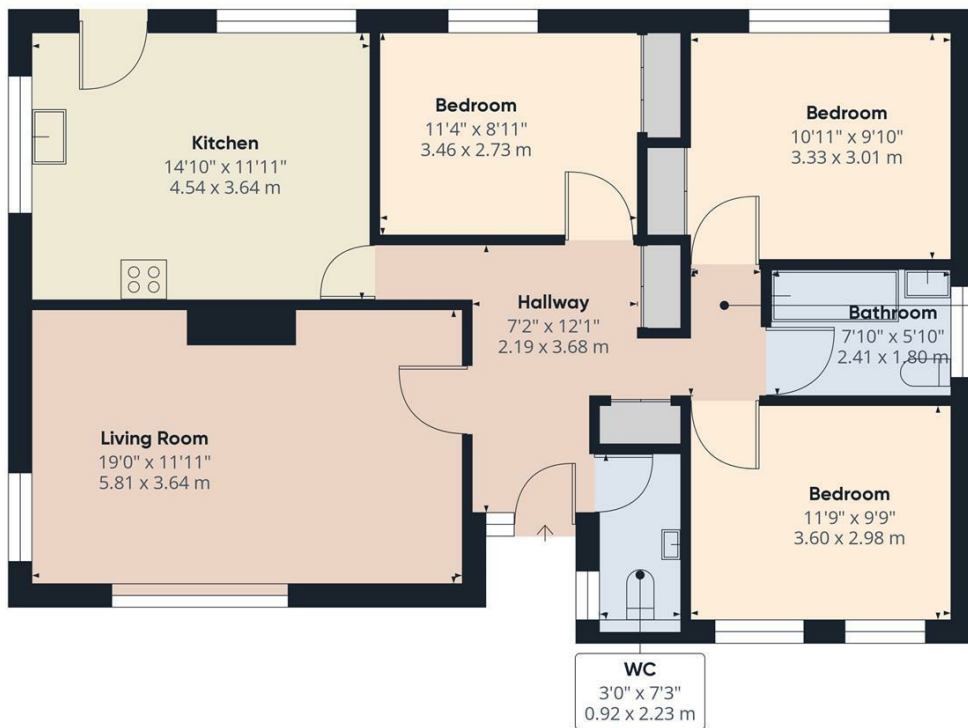
Mains Electric, water, gas & drainage

#### **AGENTS DECLARATION**

As per the Estate Agents Act 1979, the agent declares that the vendor is a associated person with Henleys Estate Agents.

## 47 MUNDESLEY ROAD





Approximate total area<sup>(1)</sup>  
945.31 ft<sup>2</sup>  
87.82 m<sup>2</sup>

**Hallway**  
2'7" x 5'9"  
0.79 x 1.77 m

(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>                          |         |                         |
| (81-91) <b>B</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 |

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