



## HARBORD ROAD

OVERSTRAND, CROMER, NR27 0PN

£575,000

FREEHOLD

Rarely do such properties in such a fantastic location come to market. Just a minute or two walking to the village centre, this very spacious 3 bed bungalow sits in large grounds with wonderful gardens. Call Henleys to view.

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# HARBORD ROAD

- Detached Bungalow • 3 Bedrooms • Lounge, Dining Room & Sun Room • Bathroom & Separate WC • Extensive Mature Gardens • Scope to Extend/Convert • Garage & Off Road Parking • Superb Location Close to Village Centre • Viewing is Essential to Fully Appreciate



## OVERSTRAND

Overstrand is a village (population 1,030) on the north coast of Norfolk in England, two miles east of Cromer. It was once a modest fishing station, with all or part of the fishing station being known as Beck Hythe. In the latter part of the 19th century it was catapulted into prominence, and became known as "the village of millionaires".

## OVERVIEW

The property is situated in a quiet road just a stones throw from the heart of the village. Rarely do such properties come to the market. With 3 bedrooms, 3 reception rooms, a garage and extensive mature gardens, this will make a beautiful home.

## FIRST IMPRESSIONS

To the front of the property are wrought iron gates which open to the driveway and front footpath. The garden is hard landscaped with mature shrub and flower beds and has pathways on both sides leading to the rear garden. Further to this, timber gates open to a long gravelled driveway on right-hand-side of the boundary. The main entrance is to the front aspect. Off road parking leading to the garage with an electric roller door.

## FRONT ENTRANCE

The front door opens into a porch and a further glazed door opens into the hallway.

## HALLWAY

From the hall, doors open to the lounge, the dining room, the kitchen, the 3 bedrooms and bathroom with separate toilet. There are built-in cloak cupboards, carpeted flooring and radiators. A door opens to a stair well which rises to the loft room.

## LOUNGE

A triple glazed bay window is to the front aspect with a sliding patio door to the side. Feature fireplace with tiled surround, hearth and mantelpiece. Carpeted flooring and twin radiators.

## DINING ROOM

Double glazed window to the side aspect with carpeted flooring and radiator. A glazed door opens to the rear conservatory.

## CONSERVATORY

Full height double glazed windows to the rear and side aspects with a door opening to the rear garden.

## KITCHEN

Double glazed window overlooking the rear garden and access door to the garden. A range of built-in base and wall units with worktops over. Built-in appliances include a electric double oven and grill, a four ring gas hob with extractor unit over and fridge freezer Built-in sink and draining board and space for a dishwasher. Solid tiled flooring.

## **BEDROOMS**

There are 3 bedrooms. Two large doubles to the front aspect both with fitted sinks and wardrobes. The third bedroom is to the rear and has a shower, a sink and plumbing for a washing machine. Under stairs storage cupboard.

## **BATHROOM**

Double glazed opaque window to the rear aspect with a bath with mixer tap and a vanity wash hand basin. WC and towel rail heater and airing cupboard housing the gas boiler.

## **WC**

## **LOFT ROOM**

On the first floor is a large loft room with a window to the side aspect and vaulted ceilings. A door opens to the loft space which could be converted to further accommodation, subject to planning consents.

## **GARAGE/WC/UTILITY ROOM**

The garage is to the right hand side of the property and has an up and over manual, lockable door.

To the rear of the garage is an additional WC with water tap, perfectly located for the garden hose etc.

There is also an adjoining Utility Room with a butler sink. This is ideal for doing your washing away from

the living areas. There is also space for additional appliances (chest freezer/fridges etc).

## **GARDENS**

The extensive rear garden is well stocked with shrub and flower beds, a greenhouse, a patio area, and mature trees.

## **SERVICES**

Mains electric and water.

Drainage: Septic tank

## **24 HARBORD ROAD**





Approximate total area<sup>(1)</sup>  
 1740 ft<sup>2</sup>  
 161.6 m<sup>2</sup>

Reduced headroom  
 46 ft<sup>2</sup>  
 4.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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