



**NORTHREPPS ROAD**  
OVERSTRAND, NR27 0JL

**£325,000**  
FREEHOLD

A delightful non-estate 2 bed detached bungalow, located on the edge of the village and a short walk to the village centre and sea front. Spacious accommodation and enclosed gardens. NO UPWARD CHAIN

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ESTATE AGENCY SIMPLIFIED

## NORTHREPPS ROAD

- Very quiet location
- No upward chain
- 2 bedrooms
- Spacious accommodation
- Ample parking
- Front and rear gardens
- Popular coastal village
- Close to the beach
- Close to transport links
- Viewing highly recommended



### OVERSTRAND

Overstrand is an attractive East Norfolk coastal village, situated on a cliff-top overlooking fine sandy beaches. Visitors come to Overstrand to take in the fine coastal views of the sea and beach below, including a lovely cliff-top path taking you right into Cromer, about one and a half miles away. The village grew up around its fishing industry and a few fishing boats are still based here. The beauty of Overstrand did not go unnoticed however and many rich and famous people built holiday homes here, leading to its nickname as "the village of millionaires". As a result the village contains some fine and unusual properties, dating from several periods. Overstrand has a village shop, post office a couple of pubs and clifftop cafe. It makes a fabulous base for your holiday, or a day trip to relax on the beach, enjoy some walking or mountain bike in the surrounding woodland. Winston Churchill and Albert Einstein were regular visitors to the village!

### OVERVIEW

This detached 2 bed bungalow sits on the edge of the village on a quiet road and non-estate location. It has ample parking space, front and rear gardens and two spacious reception rooms. The property is being sold with no upward chain.

### FIRST IMPRESSIONS

To the front of the property is a well stocked garden with mature shrubs and a lawned area. The

driveway to the right hand side has ample parking for a number of cars and leads to the single garage. A footpath leads to the main front entrance. A door to the side next to the garage opens to the rear garden.

### MAIN ENTRANCE

A small enclosed entrance porch leads to the door which opens into the hallway.

### HALLWAY

From the hallway, doors open to the lounge, kitchen, the two bedrooms, bathroom and separate WC. Storage cupboard and loft access.

### LOUNGE

The spacious lounge has double glazed window to the front aspect and sliding patio doors to the conservatory. Carpeted flooring, radiator and fireplace with inset coal effect gas fire.

### CONSERVATORY

Double glazed windows to three sides over dwarf walls and poly-carbonate roof. French doors open to the rear garden. Solid tiled flooring and radiator.

### KITCHEN

Double glazed window to the rear aspect and a glazed uPVC door which opens to the rear garden. The kitchen has a range of farmhouse style base and wall units with worktops over. Built in appliances include a four ring gas hob (with filter unit over) and a double electric oven and grill.

Under counter spaces for fridge and washing machine. Solid tiled flooring and tiled splash-backs to the work surfaces. Solid tiled flooring and radiator.

#### **FRONT BEDROOM**

Double glazed window to the front aspect with carpeted flooring radiator and built-in wardrobe.

#### **REAR BEDROOM**

Double glazed window to the rear aspect with carpeted flooring radiator and built-in wardrobe.

#### **BATHROOM**

Double glazed opaque window to the side aspect. Bath with period style mixer tap and shower attachment and a period style wash hand basin. Tiled walls to half height and radiator. Wood effect vinyl flooring.

#### **WC**

#### **REAR GARDEN**

The enclosed rear garden has a mixture of lawns, patio area, mature shrubs and flower beds. Access to the garage via a side door.

#### **GARAGE**

Single garage with an up-and-over door, side access door and rear window. Lighting and power points.

#### **SERVICES**

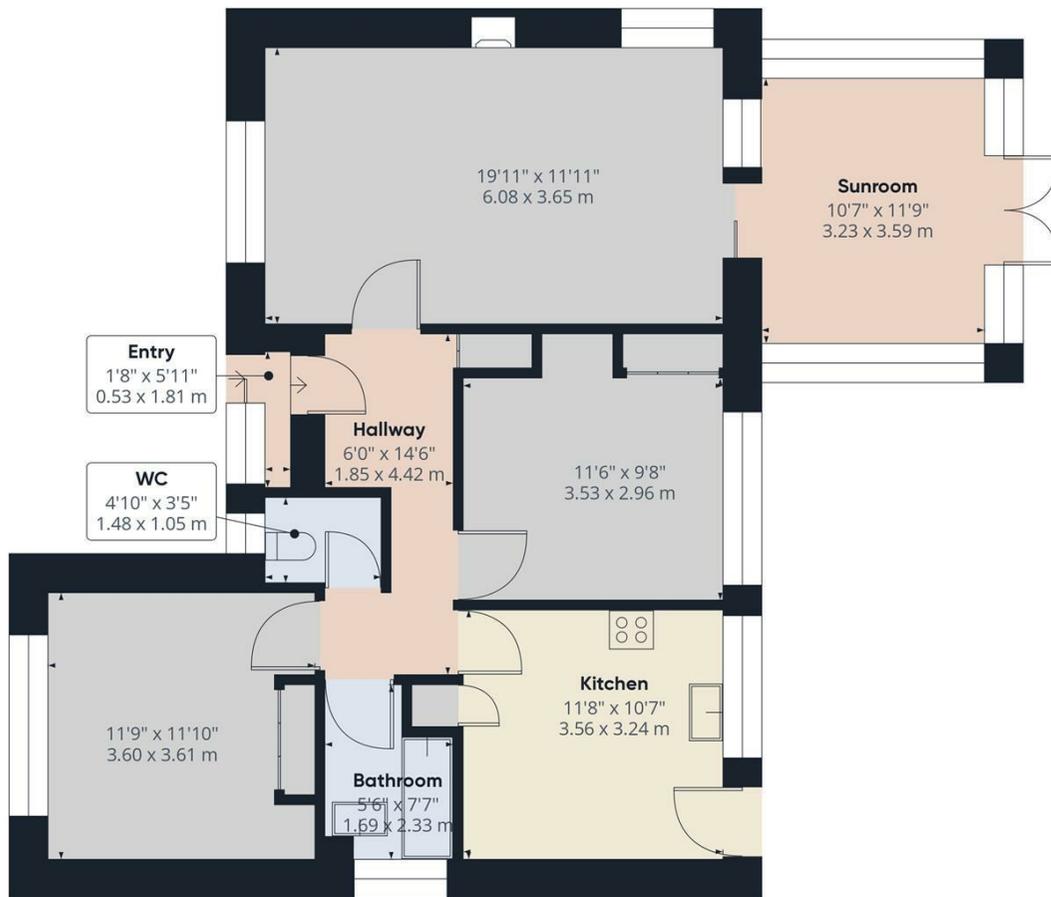
Mains drainage and gas supply.

#### **POSSESSION**

The property is being sold with no upward chain.

## 5 NORTHPREPPS ROAD





Approximate total area<sup>(1)</sup>  
 915.58 ft<sup>2</sup>  
 85.06 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(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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