henleys

ESTATE AGENCY SIMPLIFIED



22 THE LONDS

Overstrand, NR27 0PW

£400,000

Freehold

22 THE LONDS

Overstrand
NR27 0PW

- Charming three-bedroom home
- Approx. 1,473 sq. ft. of accommodation
- Spacious lounge with access to garden room
- Garden room with bi-fold doors to the garden
- Well-appointed kitchen/ dining room
- Flexible ground-floor third bedroom
- Utility room
- Enclosed rear garden
- Generous off-road parking for two cars
- Garage & workshop with excellent annexe potential, subject to any necessary consents



Set within the much-loved coastal village of Overstrand, The Londs enjoys a wonderfully convenient position for making the most of the North Norfolk coast & its distinctive village lifestyle. Overstrand is renowned for its sandy beach, attractive coastal setting & easy access to the neighbouring town of Cromer, while the village itself provides a welcoming community with local amenities & opportunities for enjoying the countryside & coastline. The property occupies a particularly appealing setting, surrounded by established homes and mature greenery, with the coast close at hand.

Inside, the house offers a generous & versatile layout extending to approximately 1,473 sq. ft. with an excellent balance of reception & bedroom space. The spacious living room provides plenty of room for comfortable seating & could even accommodate a dining table, while the kitchen/dining room offers a further sociable setting for everyday meals and entertaining. The ground-floor third bedroom is therefore a particularly useful addition, allowing it to function naturally as a genuine bedroom rather than requiring the compromise often associated with a flexible reception room. Equally, its position & proportions mean it could readily be used as a study, snug or dining room when required. The lounge also opens through bifold doors into the Garden Room, creating a wonderful extension to the main living space & a natural connection with the garden. Upstairs, two further bedrooms are complemented by a well-appointed shower room, creating a comfortable arrangement for family living or visiting guests.

The garden room is a real highlight, with a further set of bi-fold doors opening directly onto the garden, while sliding doors provide access to the patio area, creating an easy flow between the house and the outdoors and making this an especially enjoyable space throughout the year. The enclosed garden provides plenty of room for relaxing and entertaining, while the generous off-road parking comfortably accommodates two cars. A substantial garage & adjoining workshop offer excellent storage & practical space, with the garage also presenting exciting potential for conversion into annexe accommodation, subject to any necessary consents.

Altogether, 22 The Londs combines generous and genuinely flexible accommodation with a wonderfully connected garden room, useful outbuildings & an enviable coastal village setting - a warm and versatile home from which to enjoy life in Overstrand & on the North Norfolk coast.

















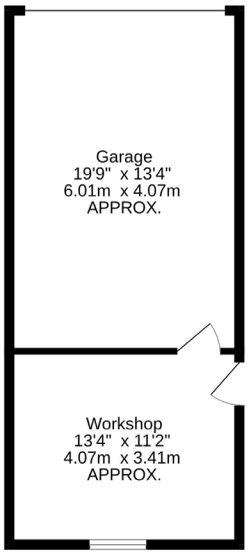




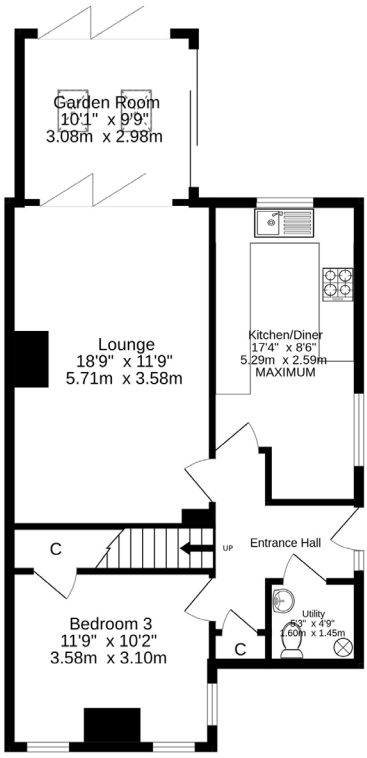




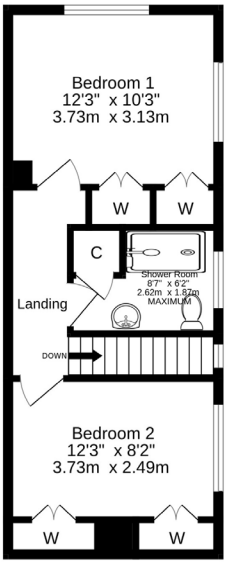




Garage
413 sq.ft. (38.3 sq.m.) approx.



Ground Floor
681 sq.ft. (63.3 sq.m.) approx.



1st Floor
379 sq.ft. (35.2 sq.m.) approx.

Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band C.

Energy Efficiency Rating: To be confirmed.

Tenure: Freehold.

Location: What3words – ///tweed.among.captures

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