



## HARBORD ROAD

OVERSTRAND, CROMER, NR27 0PN

£650,000  
FREEHOLD

Just a few minutes' walk from Overstrand's stunning sandy beach, superb village gastropub and cliff top café, this stunning property an elegant semi-detached terrace town house dating back to the 1900's. Boasting modern living over four floors, the property also enjoys sea views from the third and fourth!

This stunning CHAIN FREE property consists of a large open plan kitchen / dining room ideal for entertaining family and friends, living room overlooking the cricket ground to the first floor, three bedrooms and three bathrooms along with a cloakroom and separate utility room.

The garden to the rear is a low maintenance fully enclosed courtyard garden .

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ESTATE AGENCY SIMPLIFIED

# HARBORD ROAD

- CHAIN FREE • CURRENTLY A SUCCESSFUL HOLIDAY LET • STUNNING THROUGHOUT • WALKING DISTANCE TO BEACH AND VILLAGE AMENITIES • SEMI DETACHED THREE STOREY TOWNHOUSE • FOUR BEDROOMS & FOUR BATHROOMS • OPEN PLAN KITCHEN - DINING ROOM • LIVING ROOM • UTILITY ROOM & CLOAKROOM • FULLY ENCLOSED COURTYARD GARDEN



## OVERVIEW

Just a few minutes' walk from Overstrand's stunning sandy beach, superb village gastropub and cliff top café, this stunning property an elegant semi-detached terrace town house boasting modern living over four floors, the property also enjoys sea views from the third and fourth!

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## 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 and window to the front. Wooden flooring, radiator and spotlights.

## CLOAKROOM

Upvc double glazed window to the side, part tiled, radiator, WC, wash hand basin, wall mounted vanity mirror and spotlights

## OPEN PLAN KITCHEN - DINING ROOM

Open-plan kitchen/ dining room with wooden flooring throughout and Upvc double glazed window to the front.

Built in dual fuel range cooker and further built in electric oven, microwave, dishwasher, large fridge/ freezer, worktops with sink drainer, spotlights/ wall mounted lights and radiator. Dining area ideal for entertaining family and friends, Upvc double glazed french doors to the courtyard garden.

## UTILITY ROOM

Wall and base units with wooden worktops, part

tiled, wall mounted gas central heating boiler, sink drainer and integrated washing machine. Upvc door to rear courtyard garden.

#### **LANDING FIRST FLOOR**

Carpets, radiator and spotlights.

#### **LIVING ROOM**

Upvc double glazed windows to the front overlooking the cricket ground. Carpets, spotlights, built in shelving and fireplace with surround and gas fire.

#### **BEDROOM**

Upvc double glazed window to the rear, radiator, carpets, spotlights and built in wardrobe. Door leading into ensuite

#### **ENSUITE- WET ROOM**

Upvc double glazed window to the rear, walk in shower area, part tiled, enclosed wash hand basin, WC, Chrome heated towel rail, wall mounted vanity mirror, spotlights and extractor fan.

#### **BATHROOM**

Tiled with a bath with a shower over, WC and wash basin and heated towel rail.

#### **LANDING SECOND FLOOR**

Carpets, radiator and spotlights. Large built in cupboard.

#### **BEDROOM MASTER**

Upvc double glazed window and bay window to

the front, carpets, built in wardrobe. spotlights and ceiling lights over bay window. Door leading into ensuite.

#### **ENSUITE**

Part tiled with a double size shower cubicle, WC, wash basin and heated towel rail.

#### **BEDROOM**

Double glazed Upvc windows to the rear with Seaview's. Carpets, built in cupboard housing hot water tank and radiator.

#### **LANDING THIRD FLOOR**

Carpets, radiator and spotlights. Large built in cupboard.

#### **BEDROOM**

Double glazed Upvc windows to the front and Velux to the rear with Seaview's. Carpets, built in wardrobe and radiator.

#### **BATHROOM**

Part tiled with a wet room style shower, WC, wash basin and heated towel rail. Velux window to the front aspect.

#### **REAR COURTYARD GARDEN**

Low maintenance fully enclosed courtyard garden to the rear.

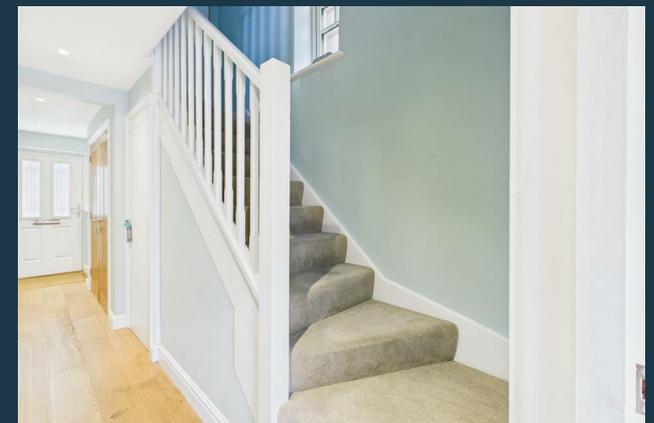
#### **AGENTS NOTE**

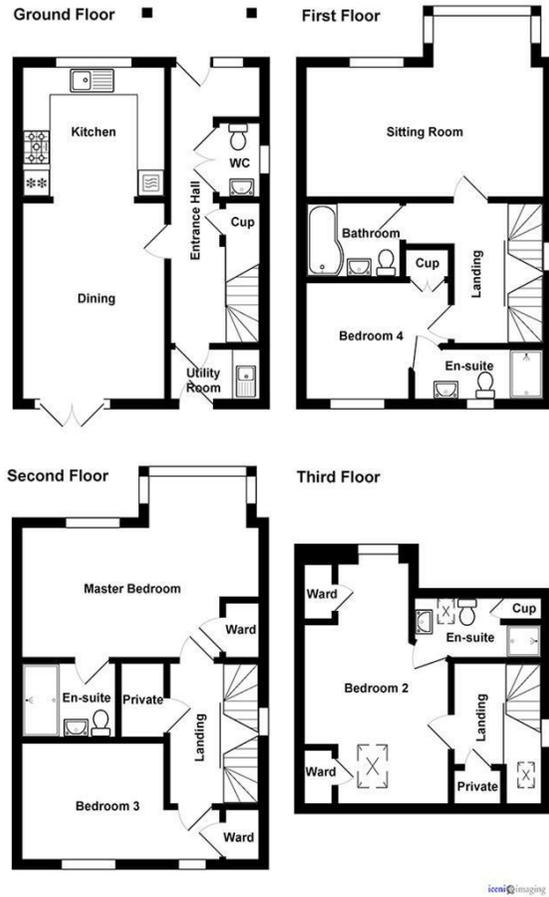
MAINS- GAS- ELECTRIC & WATER

COUNCIL TAX BAND - C

EPC CURRENT B - POTENTIAL - A

## 2B HARBORD ROAD





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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15 West Street, Cromer, Norfolk, NR27 9HZ  
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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