

# Arnolds | Keys



**8 Overstrand Road, Cromer, NR27 0AJ**

**Price Guide £450,000**

- Sea views
- Three bedrooms
- Off-road parking
- Very well presented
- Internal viewing recommended
- Town centre
- Two bathrooms
- Superb landing/snug office with sea views
- Versatile accommodation

# 8 Overstrand Road, Cromer NR27 0AJ

A superbly located semi-detached home in Cromer, just a stone's throw from the beach, promenade, and town centre, offering the perfect blend of convenience and coastal living.

The property is beautifully presented throughout and provides versatile ground-floor accommodation. Whether you need a ground-floor bedroom, guest suite, or accessible living space, the room has direct garden access and its own Ensuite wet room makes this home ideal for a wide range of needs.

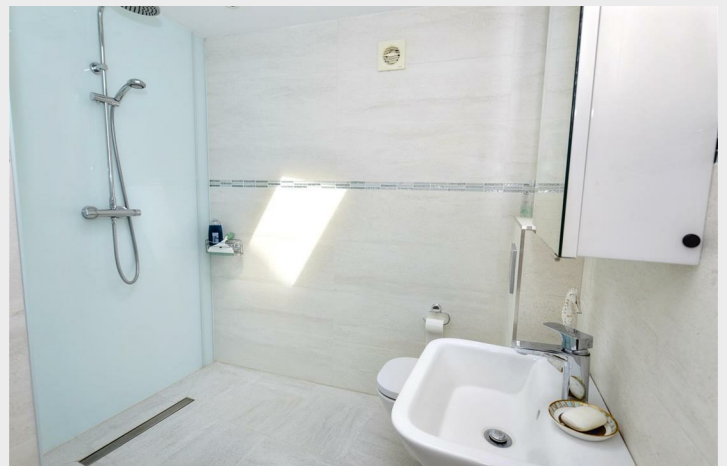
The ground floor also features a spacious lounge/diner, a modern, well-equipped kitchen, and a separate utility room, giving you plenty of practical living space.

Head upstairs and prepare for the wow factor: a stunning landing area that doubles as an office or snug, framed by spectacular sea views that make this space truly special.

This is a property not to be missed if you want to live moments from the town or beach. Call now to arrange your viewing.



Council Tax Band: D



## ENTRANCE HALL

Entrance door and side panel to front, opening into the hallway, tiled flooring with underfloor heating. Doors to kitchen, lounge, utility, wet room and ground floor bedroom. Double full glazed door to rear garden, ceiling light and ceiling light tunnel. Good size cloaks cupboard and understairs cupboard. Radiator and stairs to first floor.

## KITCHEN

Beautiful white gloss drawer and base units with white fleck polished work surface over, inset four ring electric hob with extractor fan and light above, built in electric oven, inset stainless steel one and half bowl sink unit with mixer tap. Built in fridge/freezer. Matching wall units, LED spot lighting, large opening hatch to dining room, ideal for entertaining whilst cooking dinner. Tiled flooring.

## LOUNGE/DINING ROOM

L-shaped room with double glazed window to the front, space for dining table and chairs, opening to lounge area with another large window to the rear and sliding patio doors opening to rear garden and patio. Carpet, radiator, three ceiling light points. Door into hallway.

## UTILITY ROOM

Window to the front, range of same style kitchen units with base, drawer and wall units. Work surface, inset stainless steel sink unit with mixer tap. Ceiling light, space and plumbing for washing machine.

## WET ROOM

Extensively tiled walls and flooring. Mermaid boarding around the shower and central drain with overhead waterfall shower. Wall mounted wash hand basin and closed couple WC. Mirrored vanity storage cupboard. LED spot lighting. Wall mounted heated towel rail.

## BEDROOM THREE

Double glazed sliding patio doors to the rear patio garden, carpet, underfloor heating, door to the wet room and door to hallway.

## SNUG/OFFICE LANDING

This is such a versatile use of space, from the ground floor the stairs come into this room which has two double glazed windows to the front and side, giving amazing views over North Lodge Park and out to sea. A fantastic room to sit, relax, read and work. There is a large storage cupboard, access to roof space and doors to both bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to the front, carpet, radiator, ceiling light, a range of built in wardrobes with hanging rail and shelving.

## BEDROOM TWO

Double glazed window to the rear, carpet, radiator and ceiling light. Vanity wash basin with storage cupboard beneath.

## BATHROOM

Large corner shower cubicle with Mermaid boarding and double shower head over. Wall mounted heated towel rail, radiator, panelled bath and pedestal wash hand basin. two double glazed windows to the side and rear. Ceiling light, vinyl flooring, doors to built in airing cupboard.

## OUTSIDE

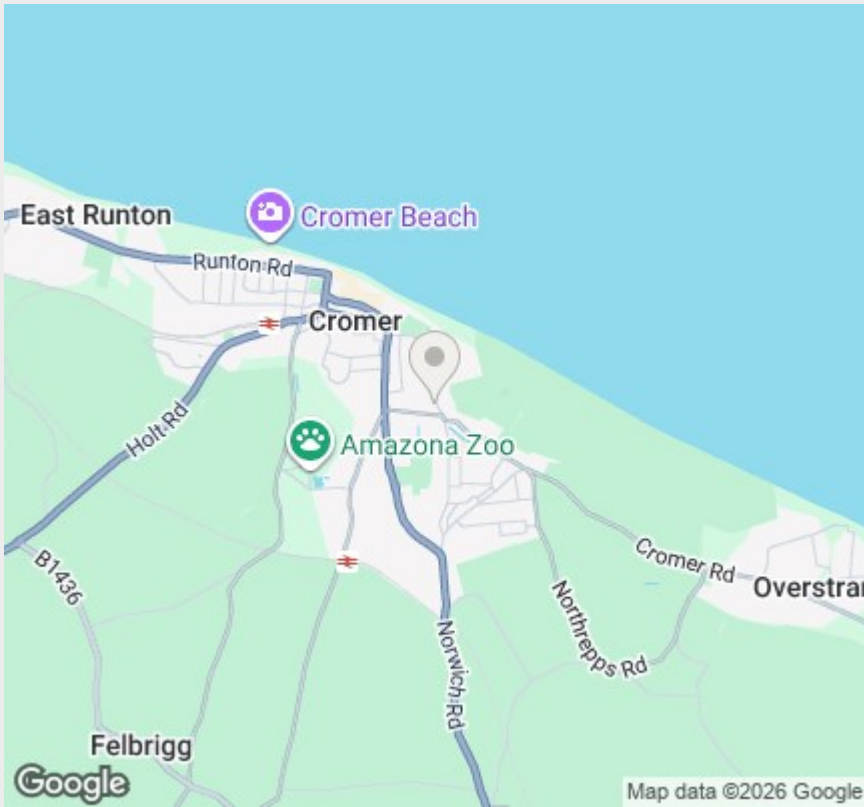
The front garden has many mature shrubs and flower bed borders and pathway to front gate where you just cross over the road through the park and onto the beach, superb access for the beach, promenade and town centre.

The rear garden is made up of several patio seating areas, mature shrubbery and summer house which is all south facing. There is off road parking for two cars and this is accessed from Cliff Avenue leading up a private track to the property.

## AGENTS NOTE

This is a freehold property, all mains services are connected, gas, electricity, water and mains drainage. It has a council tax band D.




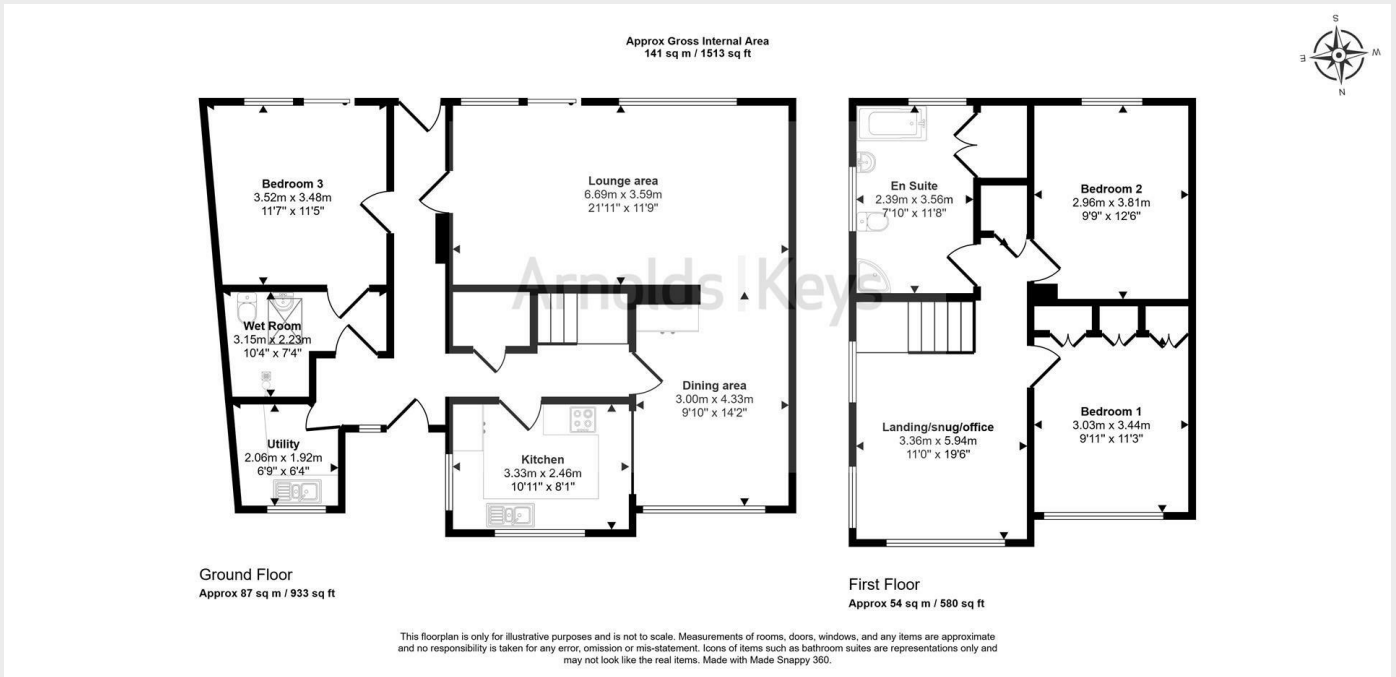


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

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>		<b>67</b>	<b>71</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 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

