



## HARBORD ROAD OVERSTRAND, NR27 0PL

£3,750 PCM

A stunning detached house located in the picturesque village of Overstrand. This property boasts a spacious Kitchen/Diner, Lounge, an impressive 7 bedrooms, 4 bathrooms (3 en-suite), front & rear gardens and off road parking providing ample space for a large family or those who love to entertain guests. This property can be let Furnished or Unfurnished & is available NOW. Call Henleys to view.

**H**  
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Residential Sales & Lettings

## HARBORD ROAD

- Detached House
- Lounge
- Kitchen/Diner, Utility Room
- Seven Bedrooms, Three with En-suites
- Bathroom
- Front & Rear Gardens
- Off Road Parking
- Furnished or Unfurnished
- Available NOW
- Call Henleys to view

### 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, post office, primary school, public house, fish shop, cafe 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.

### Cedar Lodge

Welcome to this stunning detached house, a true gem that combines contemporary living with enchanting gardens. As you step through the main entrance, you are greeted by a spacious hall that sets the tone for the remarkable ground floor accommodation. The heart of the home is the impressive kitchen/diner, which features double-glazed French doors that open onto a



large patio, offering picturesque views of the well-maintained grounds. The well-appointed kitchen boasts a comprehensive range of fitted units and a generous dining area, making it perfect for entertaining. A separate utility room can be accessed from the kitchen or lounge and provide additional access to the garden. The ground floor also hosts four double bedrooms one with an en-suite bathroom and a separate shower room. Each room is versatile and could be used as office/study area, playroom, further lounge areas etc.

Ascend the staircase to the first floor, where you'll find a spacious landing that can serve as a cosy study area. Three further bedrooms await, each providing breathtaking views of the gardens. The spacious main bedroom features an elegant en-suite shower, while a beautifully finished family bathroom with a roll-top bath completes this level.

Step outside to discover meticulously maintained gardens with a large patio area inviting al-fresco dining, surrounded by a sprawling lawn adorned with shrubs, trees, and a charming summerhouse equipped with electricity and lighting. The garden also boasts serene, wooded areas and a captivating water feature, complete with a historic statue from the 1800s, adding a touch of elegance and nostalgia to this exceptional home. Don't miss your chance to rent this magnificent property where contemporary comfort meets natural beauty.

## Agents Note

Please note the property shares a driveway with another detached property.

## Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. One small pet may be considered.

## FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £865.38 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£2,884.62) along with the deposit of £4,326.92 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

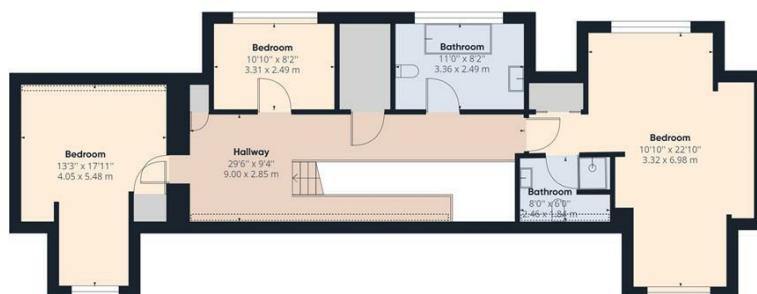
Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

# 1 HARBORD ROAD





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2546.92 ft<sup>2</sup>  
236.62 m<sup>2</sup>

Reduced headroom

25.49 ft<sup>2</sup>  
2.37 m<sup>2</sup>

(1) Excluding balconies and terraces

□ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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