



## CROMER ROAD OVERSTRAND, NR27 0NX

£575,000  
FREEHOLD

This delightful, beautifully and conscientiously modernised three bedroom detached bungalow in the village of Overstrand offers a perfect blend of comfort and space.

With two double bedrooms and a third occasional bedroom/study, this bungalow would be great for a family or a couple with ample space for guests. The two bathrooms ensure convenience and privacy, catering to the needs of a busy household.

This bungalow needs to be seen to appreciate its true beauty. It has been beautifully renovated and boasts a wealth of benefits of modern living with app controlled appliances and heating coupled with the renewable aspect from the solar panels to keep costs down and still have these luxuries.

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Residential Sales & Lettings



# CROMER ROAD

- Close to local transport links
- Detached Bungalow
- Solar Panels
- Low maintenance beautifully kept gardens
- Beautiful large sunroom
- Gas Central Heating
- Exquisite kitchen with high spec app controlled appliances
- Hive heating control system
- Sought after location of Overstrand
- Ample off road parking



## 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.

## Overview

This beautifully modernised three-bedroom detached Bungalow in the charming village of Overstrand boasts ample storage and multiple off road parking spaces. the property comprises of the aforementioned three bedrooms (one with ensuite), family bathroom (including bath AND shower enclosure), beautifully designed kitchen with high specification Neff and Bosch integrated appliances, utility room, large living/dining room, large sunroom with space for dining table and seating area with bespoke blinds and a garage with electric roller shutter door and space for tumble dryer and fridge freezer.

The property has beautifully kept front and rear gardens which are low maintenance but provide colour and interest the whole year round. A summerhouse to the right of the rear garden provides fantastic views of the colourful beds and main garden area.

This property needs to be seen to take in its high quality renovations and beautiful finish. Call Henleys today to arrange a viewing.

## Porch Entrance

Double glazed windows to front and side aspect, uPVC door with double glazed panels, space for coat hooks and shoe storage and wood effect vinyl flooring.

## Hallway

An obscure double glazed full height window and uPVC door leads to the hallway with doors leading to Bedrooms 1, 2, Family Bathroom, THREE storage cupboards and kitchen. Alarm system, radiator and carpeted floors.

## Bedroom 1

Double glazed windows to the front aspect, wall mounted radiator, mirrored sliding door built in wardrobe, carpeted floor and door to Ensuite.

## Ensuite

Shower enclosure with riser shower head, chrome ladder style electric app controlled heated towel rail, wall mounted vanity unit and basin with mixer tap, dual flush close coupled WC, fully tiled wall and wood effect vinyl flooring.

## Bedroom 2

Double glazed window to side aspect, wall mounted radiator, feature wallpapered wall and carpeted floor.

## Bathroom

Double glazed obscured window to side aspect, bath with tap/shower mixer, fitted furniture unit housing the basin and cistern for the dual flush WC with marble effect laminate worksurface, wall recessed mirrored cabinet, wall hung ladder style chrome heated towel rail, shower enclosure, part tiled walls and wood effect vinyl flooring.

## Kitchen

Double glazed window and door to the rear aspect, base and wall units with stainless steel handles, quartz worktop with splashback upstand, glass splashback behind hob to match

hob colour, Franke stainless steel one and a half bowl sink, integrated Bosch dishwasher, NEFF halogen hob, integrated mid height NEFF slide and hide oven with combination microwave above, pull out tall larder unit, space for fridge freezer, Bosch extractor hood, two feature vertical anthracite radiators and wood effect laminate flooring.

### Utility Room

Double glazed obscure window and uPVC door and second double glazed window all to side aspect, wall and base units with quartz worktop, space and plumbing for washing machine, wall unit housing boiler, wall mounted radiator and wood effect laminate flooring.

### Side Porch

The utility room leads to a side porch connecting the front and rear gardens, perfect for access for those rainy days rather than going through the house. Double glazed obscure door to front aspect and double glazed door to rear, clad feature wall and ceiling ceiling and tiled floor.

### Living/Dining Room

Double glazed window to front aspect, fireplace with coal effect gas fire (disconnected), wall mounted radiators, feature arched alcoves with glass shelves, space for dining table, double glazed window to sunroom with black out blind so sunroom can be used as additional bedroom space where needed, double glazed window and door to sunroom and wood effect laminate flooring.

### Sunroom

From the Living/Dining area uPVC door opens to a beautiful sunroom with space for a large dining table for hosting and an area to lounge in the sun over the summer months. Double glazed windows to rear and side aspect with French doors opening to low maintenance garden, wall mounted radiators, doors to office and garage, pitched ceiling with inset ceiling lights and wood effect laminate flooring.

### Bedroom 3/Office/Study

This room currently being used as an office space however

could accommodate a single bed if required. Double glazed window to rear aspect, fitted cupboards and carpeted floor. ,

### Garage

Garage space for one car or can be used for storage, double glazed window to side aspect, electric roller door. The garage is also home to the Solar Panel Growatt inverter and two 4 kilowatt batteries with the panels generating in excess of 3000KW per year..

### Outside

A sizeable front garden with lawn area and low maintenance borders, the driveway is a well kept gravel area that could provide off road parking for up to 5 cars.

The rear garden is beautifully designed for low maintenance but vibrant colours throughout the shaped borders all year round, Natural Stone pavers have been used to create an inviting and interesting pathway and patio area perfect for those mid summer barbecues. There is a small timber summerhouse with paved front and a rear shed/storage with double glazed window and tiled floor. There is power and water to both the front and rear gardens.

### Agents Notes

All windows (except utility room) were replaced by previous owners and are still under guarantee.

The gas fire in the living room was disconnected by the current owners at their request with the intention of installing a log burner or electric fire.

The gas boiler (fitted by British Gas), main oven, combi oven, hob, extractor and dishwasher are all less than one year old so still under warranty.

The Belfry Centre (just across the road) has weekly activities and classes including art classes, a sewing and knitting club, scrabble club and yoga classes. They also hold several classical and folk music concerts there over the course of the year.

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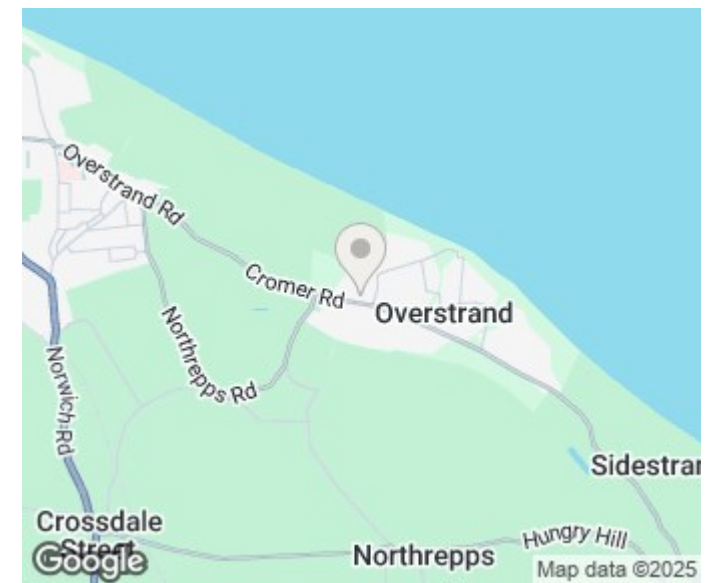
Approximate total area<sup>m</sup>  
1728.38 ft<sup>2</sup>  
160.57 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements