



## CROMER ROAD CROMER, NR27 0NX

**£625,000**  
**FREEHOLD**

**\*\* OFFERS OVER £625k \*\***

**\*\* VENDORS HAVE FOUND ONWARD MOVE \*\***

This stunning property is a rare find in the highly sought after village of Overstrand. This immaculate property is a must see and has been designed and built to a very high standard. This large family home has been well thought out and designed with a ever changing lifestyle to even include wider doors to accommodate wheelchair access. The property consists of three double bedrooms with one including an en-suite and another including a large balcony. There is also a family bathroom to the first floor. To the ground floor there is a large lounge with bi-fold doors and wood burner, shower room, another reception room, kitchen diner and separate utility. To the outside is a garage and stunning gardens to the front and patio area and gardens to the rear along with a greenhouse and summer house.

**henleys**  
ESTATE AGENCY SIMPLIFIED

## CROMER ROAD

• \*\* OFFERS OVER £625k \*\* • \*\* VENDORS HAVE FOUND ONWARD MOVE\*\* • Detached One off design stunning property • Immaculate throughout • Built to a very high standard • Large lounge with French doors and wood burner • Large kitchen diner • Three double bedrooms with ensuite to the master • Large balcony off one of the bedrooms • Stunning gardens, parking & garage



### 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, 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

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consists of three double bedrooms with one including an ensuite and another including a large balcony. There is also a family bathroom to the first floor.

To the ground floor there is a large lounge with French doors and wood burner, shower room, another reception room, kitchen diner and separate utility.

To the outside is a garage and stunning gardens to the front and patio area and gardens to the rear along with a greenhouse, summer house and a large shed.

### Entrance hall

Door to the front, carpets, spotlights, underfloor heating, doors leading to reception rooms and stairs to the first floor.

### Lounge

Double glazed windows to the side and double glazed French doors to the front. Carpets, underfloor heating, spotlights and contemporary wood burner with slate tiled hearth.

### Shower room

Wash hand basin with splash back tiles, spotlights, tiled floor, chrome heated towel rail, WC and shower cubicle.

### Kitchen diner

Double glazed window to the rear and patio doors to the rear garden. Wall and base units, built in wine

rack, stainless steel sink drainer, wooden worktops, Rangemaster style 5 ring gas hob and oven with extractor over. Space for large American fridge freezer. Beautifully tiled stone flooring. Doors leading into pantry and large utility room.

#### **Utility room**

Double glazed window to the rear, base cupboards, worktops, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, spotlights, tiled floor and door to access side and rear garden.

#### **Reception room**

Double glazed window to the side, carpets and spotlights.

#### **Landing**

Carpets, spotlights, radiator, loft access, cupboard and doors leading to bathroom and bedrooms.

#### **Master bedroom**

Double glazed windows to the front and the rear, carpets, spotlights and door leading into ensuite shower room.

#### **Ensuite**

Velux window, wash hand basin with splash back tiles, spotlights, tiled floor, chrome heated towel rail, WC and shower cubicle.

#### **Family Bathroom**

#### **Bedroom**

Double glazed window to the rear, carpets, radiator and spotlights.

#### **Bedroom**

Double glazed Velux windows, and double glazed patio doors leading out to the balcony. Carpets, spotlights and radiator.

#### **Balcony**

Stunning views over the large front garden, Balcony with glass and stainless steel balustrade and tiled floor.

#### **Outside**

The property is approached by a long shingle driveway with a large wild flower garden to the side. There is an electric up and over door garage with lights and electric. To the rear of the property the garden is beautifully maintained with patio area, greenhouse, summerhouse and large garden shed. There are also several wood stores at one side of the property for supplying the wood burner.

#### **Agents note**

MAINS GAS, ELECTRIC & WATER

COUNCIL TAX BAND F

EPC RATING - B - The window sills are 15 inches deep as are all the exterior wall containing Kingspan insulation.

## 22 CROMER ROAD





Ground Floor



Floor 1

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

1999.72 ft<sup>2</sup>

185.78 m<sup>2</sup>

Reduced headroom

146.93 ft<sup>2</sup>

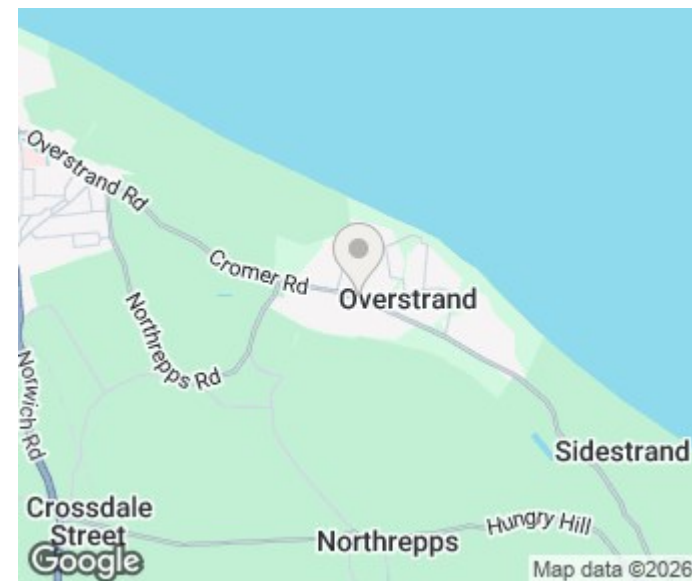
13.65 m<sup>2</sup>

(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) <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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