



## 8 DANISH HOUSE GARDENS

CROMER, NR27 0PD

£450,000  
FREEHOLD

\*\*\*PRICE GUIDE\*\*\* £450,000 - £475,000

This spacious 3 bed, 2 reception room detached bungalow is located in one of Overstrand's most sought after residential areas. It has ample parking, spacious rooms and a private enclosed rear garden. The property is being sold with no upward chain.

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## 8 DANISH HOUSE GARDENS

### OVERVIEW

Danish House Gardens is of Overstrand's most popular residential areas. The heart of the village is just a short walk away with its shop, public house and village green. The beach is also just a few minutes walk away. This spacious detached bungalow was built in the early 2000's and has 3 bedrooms (one en-suite), 2 reception rooms, ample parking and a garage and gardens. The property would benefit from some updating but has great potential!

### OVERSTRAND VILLAGE

Overstrand is a beautiful coastal village just a few minutes drive from the historic town of Cromer which was made famous in the Victorian era by the author Clement Scott who nicknamed the area "Poppyland". Holidaymakers flocked to the town when the railways were constructed in the late 19th century. Overstrand benefitted from the railway too having its own station. This led to many wealthy individuals building grand homes in the village itself which still adorn many of its little lanes. Its beach is beautiful and sandy and relatively unknown compared to its neighbouring town. Many holidaymakers still come to the village year after year to enjoy its slow pace of life, its beach and local walks and countryside. Winston Churchill was a regular visitor to the village and Albert Einstein also visited on occasions.

### FIRST IMPRESSIONS

To the front of the property is a garden with lawned

areas and mature shrubs. To the left hand side is a path leading to the rear garden via a timber gate. To the right is a brickweave drive with space for 3 average size cars. This then leads to the single garage which has an electric roller door, a rear access door and power points and lighting. A further timber gate to the side of the garage leads to the rear garden.

### MAIN ENTRANCE AND HALL

The front door opens into a hallway. From the hallway, doors open to the kitchen, the dining room, the lounge, the three bedrooms and the family bathroom. There are a number of built in storage cupboards. Carpeted flooring and radiators. Loft access hatch.

### LOUNGE

Double glazed window and French doors to the rear aspect overlooking the rear garden. Further glazed double doors open to the dining room giving the feel of an open plan reception area. Fireplace with a coal effect gas fire. Radiators and wood effect laminate flooring. TV and satellite points.

### DINING ROOM

Double glazed window to the rear aspect with carpeted flooring, radiator and glazed doors opening to the lounge and further door back to the hallway.

### KITCHEN/BREAKFAST ROOM

The kitchen has a range of fitted wall and base units with worktops over. Integral appliances include an electric oven and grill, four ring gas hob with a filtration



unit and downlight over. Solid tiled flooring, radiator and door to the utility room.

**UTILITY ROOM:** There are two built-in storage cupboards and a worktop with inset sink. Below the worktop are spaces for a washing machine and tumble drier. A glazed door opens to the rear garden.

### **BEDROOMS**

There are three double bedrooms, one has an en-suite shower room.

### **FAMILY BATHROOM**

There is a bath with a shower mixer tap, WC and a wash hand basin.

### **REAR GARDEN**

The rear garden has a mixture of lawns with mature shrubs, a patio area and a timber shed. A glazed door gives access to the rear of the garage. Timber fencing and gate to the driveway.

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### ADDITIONAL INFORMATION

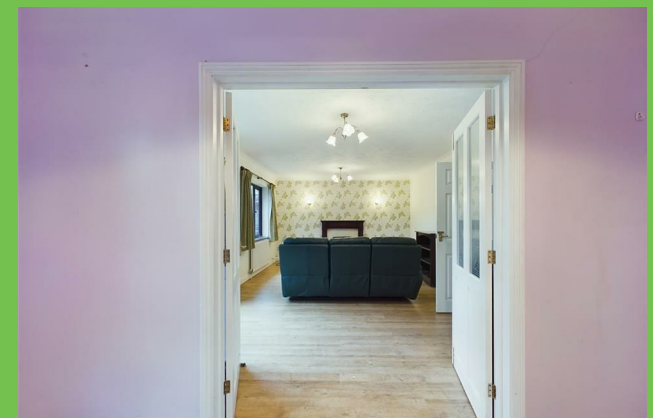
**Local Authority** – NNDC

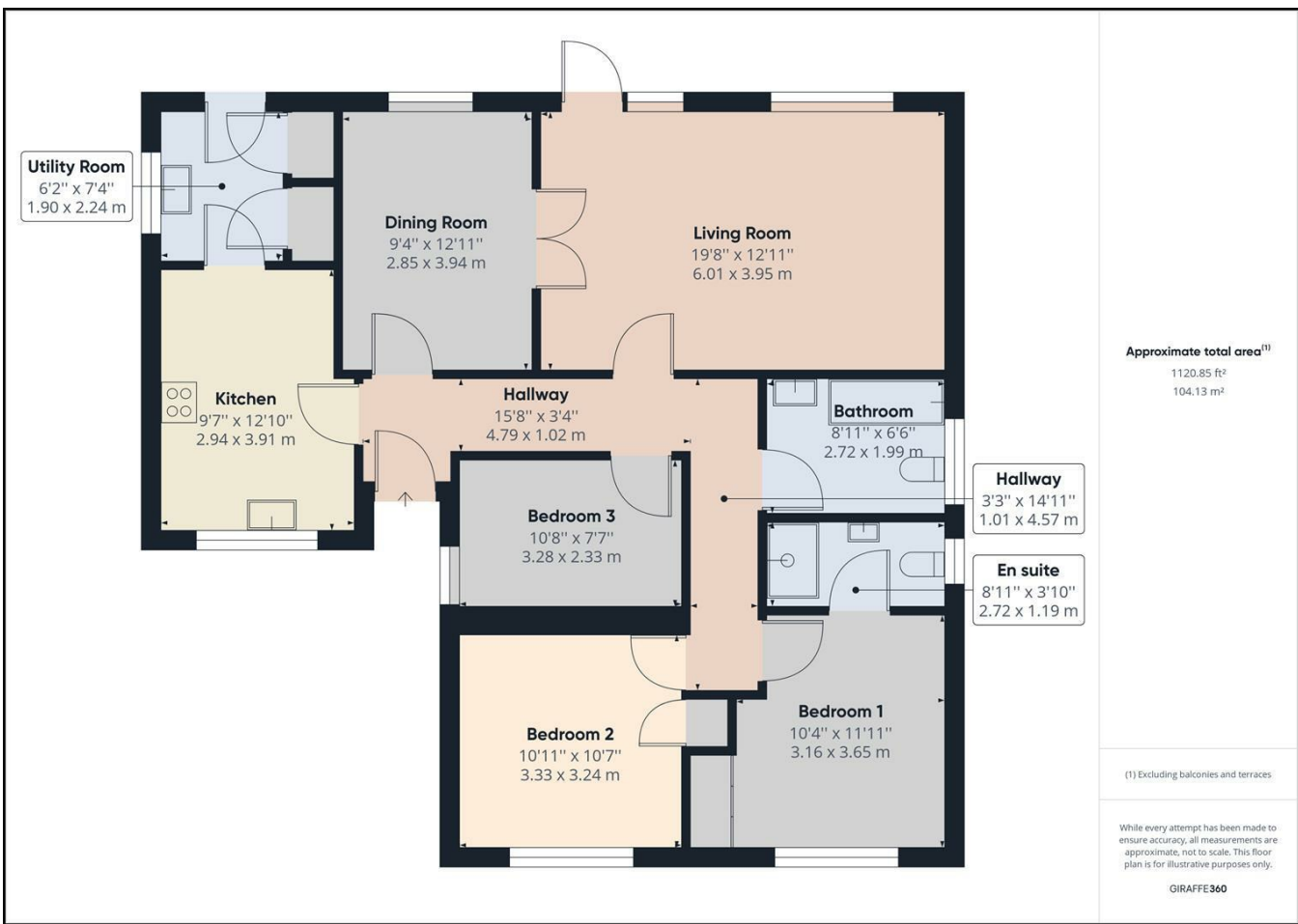
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1120.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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	