



## CROMER COUNTRY CLUB

OVERSTRAND ROAD, CROMER, NR27 0DJ

£150,000  
FREEHOLD

This beautiful 3 bed villa is located at the Cromer country Club, one of the best holiday complexes in the area with excellent facilities and superb access to lovely coastal walks. The town centre is just a short walk away. The property itself is superbly presented and would make an ideal 2nd home or a great rental investment.

**HENLEYS**  
Residential Sales & Lettings

# CROMER COUNTRY CLUB

- 3 Bed Villa • Holiday Lets

Permitted • Immaculate throughout • Great location • Freehold • No upward chain



## OVERVIEW

Cromer Country Club is one of the most prestigious holiday complexes on the North Norfolk coast. Nestled in lovely grounds and very close to the coastal path and just a short walk into the town centre and the sea front, this beautifully presented 3 bed villa must be seen to appreciate all it has to offer.

## CROMER COUNTRY CLUB

Cromer Country Club is a large complex of holiday villas located on the eastern edge of the town. It has excellent facilities including a bar/restaurant and leisure facilities such as a swimming pool. Adjacent to the complex is the Norfolk Coastal Path with beautiful walks in many directions. The town centre and sea front is just a short distance away and the beautiful and historic village of Overstrand is just a few minutes drive away.

## FIRST IMPRESSIONS

To the front of the villa is a lovely lawned communal garden with flower beds and mature trees. The main entrance is to the front aspect and opens directly into the living room.

## LOUNGE-DINING ROOM

Double glazed windows and double glazed entrance door to the front aspect. Carpeted stairs rise to the first floor. Wood effect laminate flooring, inset ceiling downlighting and storage heater. A doorway leads to the kitchen and a door opens to the bathroom.

## KITCHEN

Double glazed windows to the rear aspect. The kitchen has a range of base and wall mounted units with worktops over and an inset sink and draining board. Under counter space for fridge and space for electric cooker with filter extractor fan and downlight over.

## BATHROOM

Double glazed opaque windows to the rear aspect. Three piece suite includes a bath with an electric shower over, wash hand basin and a dual-flush WC with a concealed cistern. Tiled throughout with a chrome towel rail heater and fitted vanity mirror units. Under floor heating.

## FIRST FLOOR LANDING

From the landing, doors open to the three bedrooms and the airing cupboard. carpeted flooring, loft access hatch and an electric storage heater.

## BEDROOM 1

double glazed windows to the front aspect and a glazed door opens to the balcony. Carpeted flooring, wall mounted convector heater and a built-in wardrobe.

## BEDROOM 2

Double glazed window to the rear aspect with carpeted flooring and a convector heater and a built-in wardrobe.

## BEDROOM 3

Double glazed window to the rear aspect with carpeted flooring and wall mounted up/down lighting.

## EXTERIOR

Directly outside the front of the villa is a small patio area which overlooks the communal gardens.

## SERVICE CHARGES

£2300 per annum payable to the resort owners Diamond resorts. This covers grounds and site maintenance and public liability insurance.

## PARKING

There is a communal car park close to the villa.

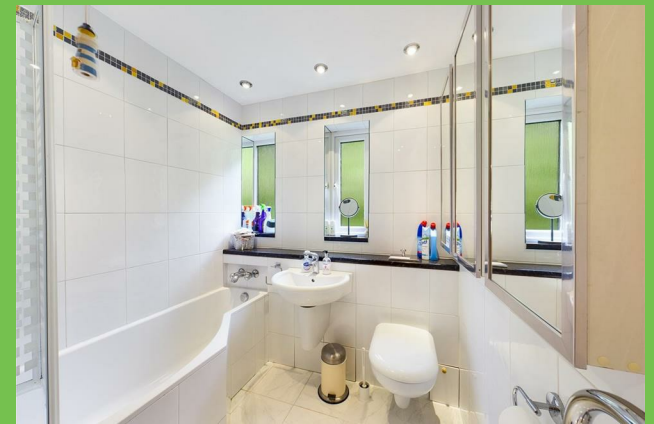
## RESTRICTIONS

Diamond resorts, the owners of the complex have a restriction that the property can only be used for holiday accommodation and can only be used by the same occupants for 28 days out of 56 days.

## FIXTURES & FITTINGS

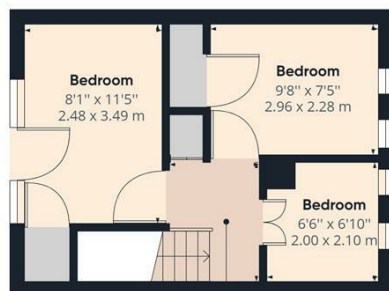
The villa is being sold fully equipped apart from the sofa bed in the lounge.

## 7 CROMER COUNTRY CLUB





Ground Floor



Floor 1

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

577.31 ft<sup>2</sup>  
53.63 m<sup>2</sup>

**Reduced headroom**

14.19 ft<sup>2</sup>  
1.32 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.

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