



HARBORD ROAD
CROMER, NR27 0PN

£575,000
FREEHOLD

Rarely do such properties in such a fantastic location come to market. Just a minute or two walking to the village centre, this very spacious 3 bed bungalow sits in large grounds with wonderful gardens. Call Henleys to view.

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HARBORD ROAD

- SUPERB LOCATION • 3 BEDROOMS • 3 RECEPTION ROOMS • EXTENSIVE MATURE GARDENS • AMPLE PARKING SPACE • CLOSE TO VILLAGE CENTRE • SCOPE TO EXTEND/CONVERT



OVERSTRAND

Overstrand is a village (population 1,030) on the north coast of Norfolk in England, two miles east of Cromer. It was once a modest fishing station, with all or part of the fishing station being known as Beck Hythe. In the latter part of the 19th century it was catapulted into prominence, and became known as "the village of millionaires".

OVERVIEW

The property is situated in a quiet road just a stones throw from the heart of the village. Rarely do such properties come to the market. With 3 bedrooms, 3 reception rooms, a garage and extensive mature gardens, this will make a beautiful home.

FIRST IMPRESSIONS

To the front of the property are wrought iron gates which open to the driveway and front footpath. The garden is hard landscaped with mature shrub and flower beds and has pathways on both sides leading to the rear garden. Further to this, timber gates open to a long gravelled driveway on right-hand-side of the boundary. The main entrance is to the front aspect. Off road parking leading to the garage with an electric roller door.

FRONT ENTRANCE

The front door opens into a porch and a further glazed door opens into the hallway.

HALLWAY

From the hall, doors open to the lounge, the dining room, the kitchen, the 3 bedrooms and bathroom with separate toilet. There are built-in cloak cupboards, carpeted flooring and radiators. A door opens to a stair well which rises to the loft room.

LOUNGE

A triple glazed bay window is to the front aspect with a sliding patio door to the side. Feature fireplace with tiled surround, hearth and mantelpiece. Carpeted flooring and twin radiators.

DINING ROOM

Double glazed window to the side aspect with carpeted flooring and radiator. A glazed door opens to the rear conservatory.

CONSERVATORY

Full height double glazed windows to the rear and side aspects with a door opening to the rear garden.

KITCHEN

Double glazed window overlooking the rear garden and access door to the garden. A range of built-in base and wall units with worktops over. Built-in appliances include a electric double oven and grill, a four ring gas hob with extractor unit over and fridge freezer. Built-in sink and draining board and space for a dishwasher. Solid tiled flooring.

BEDROOMS

There are 3 bedrooms. Two large doubles to the front

aspect both with fitted sinks and wardrobes. The third bedroom is to the rear and has a shower, a sink and plumbing for a washing machine. Under stairs storage cupboard.

BATHROOM

Double glazed opaque window to the rear aspect with a bath with mixer tap and a vanity wash hand basin. WC and towel rail heater and airing cupboard housing the gas boiler.

WC

LOFT ROOM

On the first floor is a large loft room with a window to the side aspect and vaulted ceilings. A door opens to the loft space which could be converted to further accommodation, subject to planning consents.

GARDENS

The extensive rear garden is well stocked with shrub and flower beds, a greenhouse, a patio area, and mature trees.

SERVICES

Mains electric and water.

Drainage: Septic tank

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1740 ft²
161.6 m²

Reduced headroom
46 ft²
4.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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.