



CLIFTON WAY OVERSTRAND, NR27 0NG

£475,000
FREEHOLD

In the beautiful village of Overstrand this delightful two bedroom detached bungalow on Clifton Way offers stunning views and great space for a couple or a family.

The bungalow comprises of two well-proportioned bedrooms, providing space for rest and privacy. The bathroom is thoughtfully designed, catering to all your daily needs. With parking available for up to three vehicles, you will never have to worry about finding a space for your car.

This bungalow is perfect for those seeking a peaceful retreat while still being within easy reach of the vibrant town of Cromer. With its inviting layout and prime location, this property is an excellent opportunity for anyone looking to settle in a serene coastal community.

Call Henleys today to book a viewing.

**HENLEYS**
Residential Sales & Lettings

CLIFTON WAY

- Close to local transport links
- Detached Bungalow
- Beautifully kept gardens
- Beautiful large sunroom
- Sought after location of Overstrand
- Off road parking
- Remote controlled electric garage door
- Call Henleys to arrange a viewing



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 maintained two-bedroom detached Bungalow in the charming village of Overstrand comprises of a living/dining room, sunroom, family bathroom, kitchen, the aforementioned two bedrooms and a garage with electric door.

This bungalow has beautifully maintained front and rear gardens separated to enjoy the area all year round. Three sheds and a summerhouse (positioned to view the lawn and flowerbeds).

This property has to be seen to appreciate it's true beauty. Call Henleys today to arrange a viewing.

Entrance Hallway

Leading from a obscured UPVC door and window into the Entrance Hallway. Wall mounted radiator, doors to Living/Dining Room, Kitchen, Bedroom One, Bedroom Two, Family Bathroom and storage cupboard, carpeted floor.

Living/Dining Room

Double glazed windows to front and side aspect, double glazed windows and door to Sunroom, wall and ceiling lights, brick fireplace with tiled hearth and timber mantel, wall mounted radiators and carpeted floor.

Sunroom

Double glazed windows to to rear and both sides, glass sloped roof, French doors to patio, ceiling fan and wood effect flooring.

Kitchen

Double glazed window to rear aspect with double glazed obscured door to rear porch, base and wall units, stone effect laminate worktop, gas hob with integrated cooker hood over, sink with drainer and mixer tap, electric mid height oven, space and plumbing for

washing machine, wall mounted radiator, tiled splashbacks and tiled floor.

Rear Porch

Double glazed windows to three sides with double glazed door to side aspect and carpeted floor.

Bedroom One

Double glazed window to rear aspect, wall mounted radiator, six door built in wardrobe/storage and carpeted floor.

Bedroom Two

Double glazed window front aspect, wall mounted radiator, over bed built in wardrobe/storage, wall light and carpeted floor.

Family Bathroom

Obscured double glazed window to front aspect, shower enclosure with wall boarding, dual flush close coupled WC, vanity unit with inset basin, wall mounted chrome ladder style heated towel radiator, fully tiled walls and wood effect flooring.

Garage

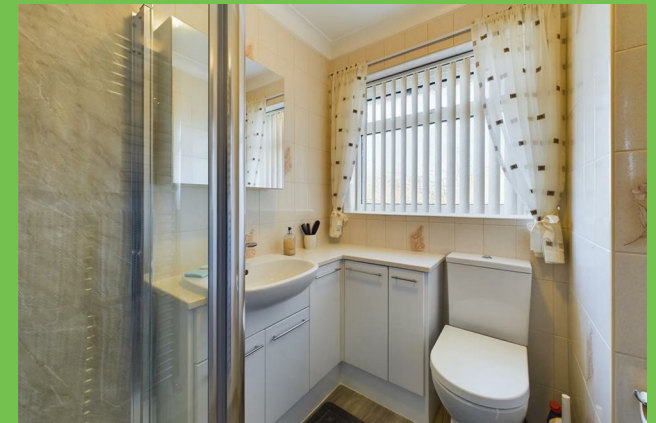
Double glazed window and door to rear aspect, electric remote controlled garage door, wall and floor storage units, space for condenser dryer and freestanding fridge/freezer.

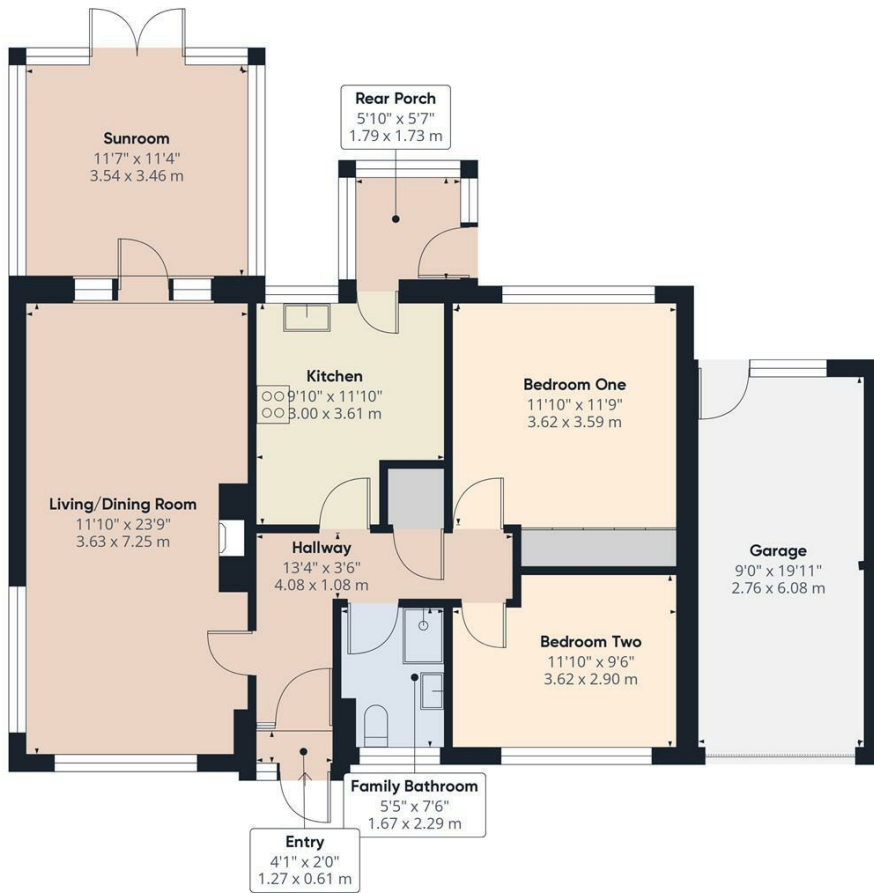
Outside

To the front of the property there is a well maintained garden with a driveway beside to the garage.

The rear garden has double gates with a gravelled area for additional off road parking, patio area, three sheds (one with sloped glazed side) and summerhouse overlooking lawn area and borders.

8 CLIFTON WAY





Approximate total area[®]
1152.82 ft²
107.1 m²

(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.

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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	