



## CROMER ROAD OVERSTRAND, NR27 0NX

£575,000  
FREEHOLD

This beautifully maintained and improved three-bedroom detached bungalow in the peaceful village of Overstrand comprises of a warm and inviting living room, family bathroom, a carefully designed kitchen with feature tiled walls, dining room that opens onto a sunroom, the aforementioned three bedrooms and an ensuite shower room.

Built in 1963 by Bullens builders of Cromer, this property has been respectfully renovated to include a spacious bedroom in the roof space. This conversion was started in 2012 and finished in approximately 2018 to a very high standard to increase size of the property whilst maintaining its original charm.

This property needs to be seen to take in its high quality renovations and beautiful finish. Call Henleys today to arrange a viewing.

  
**HENLEYS**  
Residential Sales & Lettings

## CROMER ROAD

- Detached Bungalow
- Close to local transport links
- Beautiful large garden
- Sought after location of Overstrand
- Ample off road parking
- Call Henleys today 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

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### Entrance Porch

Double glazed windows to front and side aspect, uPVC door with obscured double glazed panels, space for coat hooks and shoe storage and quarry tiled flooring.

### Hallway

An obscure double glazed uPVC door leads to the hallway with doors leading to Bedrooms 1, 3, Family Bathroom, two storage cupboards, dining room and kitchen. Solid timber staircase, wall mounted radiator and wooden flooring.

### Living Room

Double glazed windows to the front and side aspect, stone fireplace and hearth with built in shelf and timber mantel, wall mounted radiator, wall lights and carpeted floor.

### Dining Room

Large double glazed French doors opening to sunroom, wallpapered feature wall, wall mounted radiator and wood effect laminate flooring.

### Sunroom

Double glazed windows to three aspects, double glazed French doors to side aspect leading to brick patio area, wall mounted radiator and wood effect laminate flooring.

### Family Bathroom

High level obscured double glazed window to rear aspect, bath with grips and corner tap, built in furniture with basin

mounted and dual flush push button with back to unit pan, illuminated mirror cabinet, wall mounted white ladder style heated towel rail, fully tiled walls with accented border, stone effect vinyl flooring.

### **Kitchen**

Double glazed window to the rear with obscured double glazed door to side aspect, wall and base units, stone effect worktop with stainless sink and drainer, Richmond Deluxe freestanding stove with chimney style hood, space and plumbing for washing machine, integrated fridge and dishwasher. Wall mounted radiator, tiled splashbacks and tile effect vinyl flooring.

### **Bedroom One**

Double glazed windows to side and rear aspect, wall mounted radiator, double door built in wardrobe/storage, wall mounted lights and wood effect laminate flooring.

### **Bedroom Three**

Double glazed windows to front and side aspect, wall mounted radiator, double door built in wardrobe/storage, wall mounted lights and wood effect laminate flooring.

### **Landing**

Bespoke solid oak stairs and Velux window to front aspect, wall mounted radiator, storage cupboard in eaves and oak topped engineered laminate flooring. Door to Bedroom Two.

### **Bedroom Two**

Velux windows to front and rear aspect, wall mounted radiator, carpeted floor to bedroom area with wood effect laminate flooring to hallway leading to the room, built in wardrobe/storage in eaves. Door to ensuite.

### **Ensuite**

Velux window to rear aspect, shower enclosure with anthracite coloured tray, black gloss pedestal basin, dual flush close coupled black gloss WC, illuminated mirror, chrome ladder style heated towel rail, aqua boarding to shower walls and half height behind basin and WC and stone effect vinyl flooring.

### **Garage**

A detached garage set back with a main garage door and pedestrian door to the side.

### **Outside**

The front garden has a brick driveway to the right hand side accessed through timber gates, lawned area to the left with a boundary wall to the front.

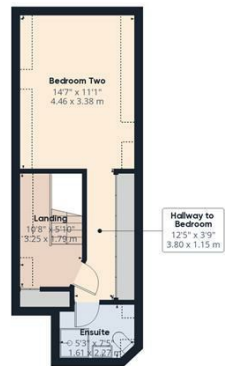
In the rear garden there are multiple out buildings including sheds, a greenhouse and a summerhouse, the pathway is bordered by brick with gravel infill leading through several lawned areas and an area with planters. The garden is partially bordered and has fencing enclosing the full garden. There is also a rear access gate.

## 40 CROMER ROAD

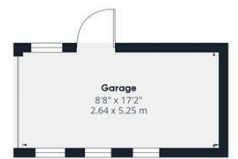




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

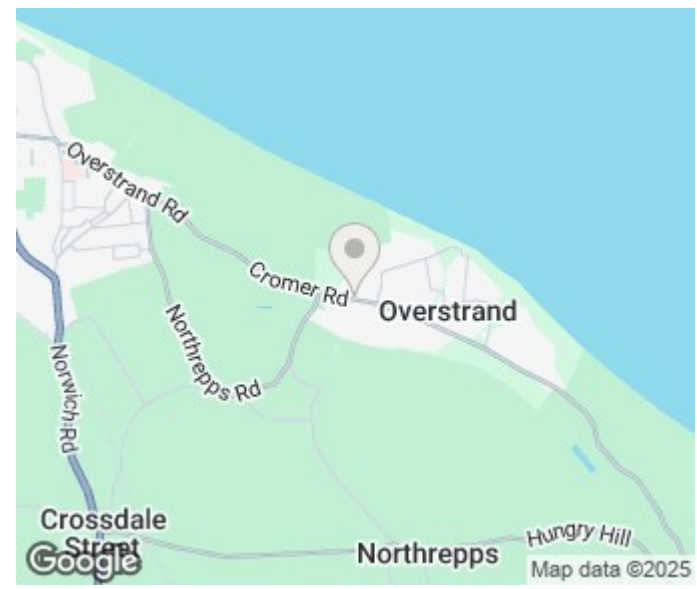
Approximate total area<sup>(1)</sup>  
 1340.32 ft<sup>2</sup>  
 124.52 m<sup>2</sup>  
 Reduced headroom  
 54.94 ft<sup>2</sup>  
 5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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.

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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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