



8 Overstrand Road, Cromer
£525,000





8 Overstrand Road

Cromer, Cromer

Occupying an enviable position directly opposite North Lodge Park and enjoying far-reaching views towards the sea, this beautifully presented and generously proportioned home offers a rare opportunity to acquire a property of this size and quality just a short stroll from both the town centre and the seafront. Properties in such a prime coastal setting seldom become available, particularly those that combine spacious accommodation, stunning outlooks and immediate access to the town's amenities. The location provides the perfect balance of tranquillity and convenience, with the open green space of North Lodge Park on your doorstep, while the beach, promenade, shops, cafés and restaurants are all within easy walking distance. Upon entering the property, you are immediately struck by the sense of space and quality that runs throughout the home. The accommodation is both generous and flexible, making it well suited to a range of buyers and lifestyles. The impressive lounge provides a superb main living area, offering an abundance of natural light and plenty of space for relaxing or entertaining. A separate dining room sits conveniently adjacent to the kitchen, creating an ideal setting for family meals and social gatherings. The kitchen itself is well arranged and practical, complemented by a separate utility room which helps to keep the main living areas organised and functional.

The ground floor further benefits from a well-proportioned third bedroom along with a modern shower room, providing excellent flexibility for guests, multi-generational living or those seeking a ground floor bedroom. The layout of the home has been carefully designed to maximise both comfort and practicality while maintaining a welcoming and stylish feel throughout. The spacious proportions and thoughtful arrangement of the rooms ensure the property feels both airy and adaptable for modern living.





Entrance Hall

Part glazed entrance door to the front aspect, tiled flooring, ceiling light tunnel, double glazed door to the rear aspect opening to the rear garden, doors to the utility room, shower room, lounge, bedroom 3 and opening to the inner hall.

Inner Hall

Built-in storage cupboard and further understairs storage cupboard, carpeted stairs rising to the first floor, tiled flooring, wall mounted radiator, doors to the kitchen and the dining room.

Kitchen

Double glazed window to the front and side aspect, a range of fitted modern base and wall mounted units with work surfaces over and matching upstands, inset one and a half bowl stainless steel sink with mixer tap over and side drainer, built-in electric oven, inset four ring electric hob with extractor over, integrated fridge freezer, under unit lighting to wall mounted units, tiled flooring, inset ceiling downlights and mid height opening to the dining room.

Dining Room

Double glazed window to the front aspect, carpeted flooring, wall mounted radiator, fitted cupboard unit with integrated drawers and opening to the lounge.

Lounge

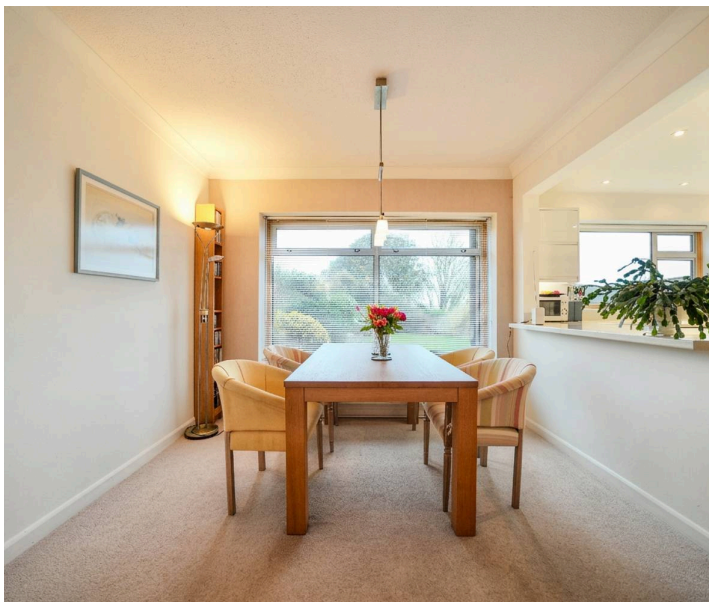
A wonderful, bright, and airy room with double glazed window to the rear aspect overlooking the rear garden, carpeted flooring, two wall mounted radiators, wall recess currently housing an electric fire and double glazed patio doors to the rear aspect opening to the rear garden.

Bedroom 3

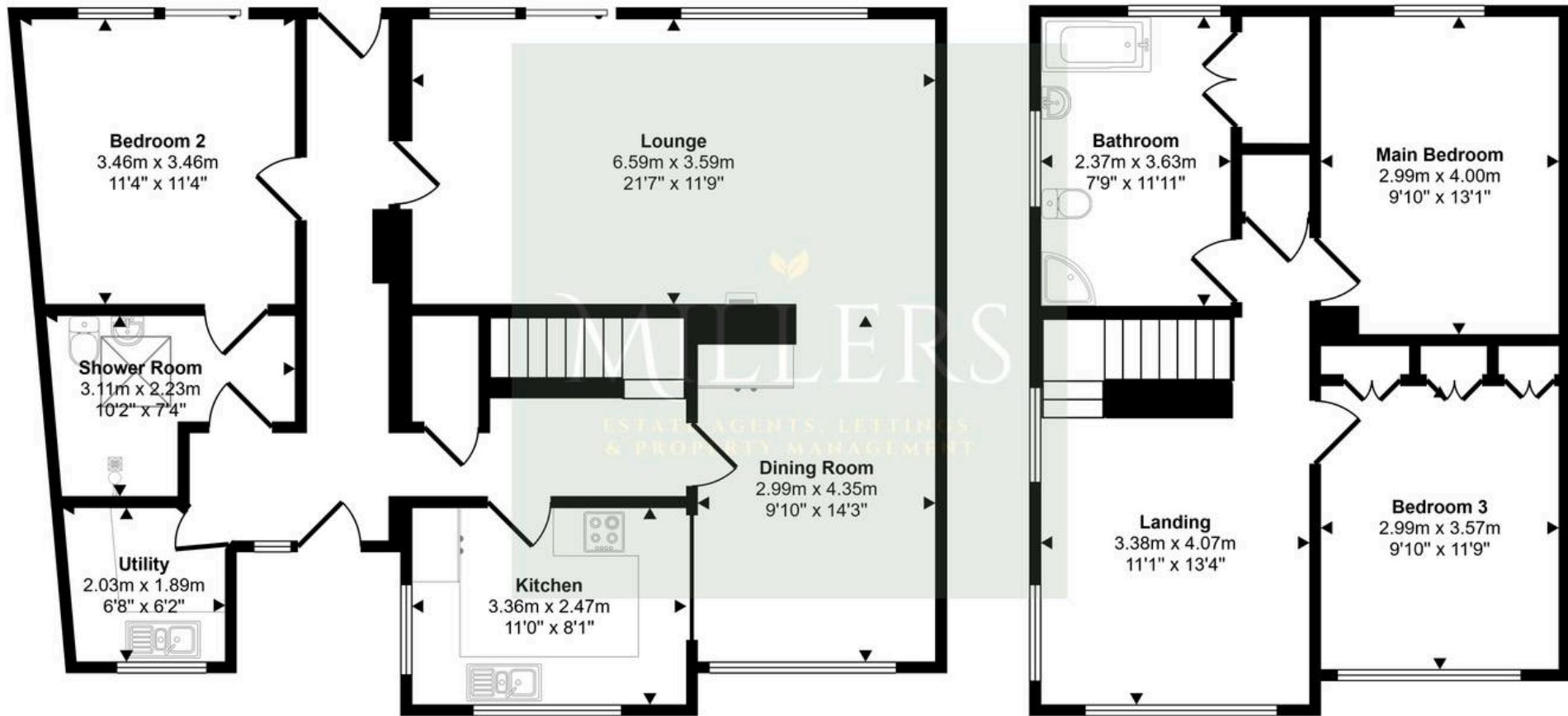
Double glazed patio doors to the rear aspect opening to the rear garden, carpeted flooring, underfloor heating and door to the shower room which doubles up as an en-suite.

Shower Room

Majority tiled walls, tiled flooring, wall mounted heated towel rail, extractor fan, inset ceiling downlights, inset ceiling skylight, wall mounted bathroom mirror cabinet with integrated light, concealed cistern WC, wall mounted wash hand basin and open shower area with shower mixer bar and aqua boarding to the surrounding walls.



Approx Gross Internal Area
142 sq m / 1529 sq ft



Ground Floor
Approx 87 sq m / 938 sq ft

First Floor
Approx 55 sq m / 591 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

