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16 Cromer Road . Overstrand . NR27 0NX

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Guide £495,000

SOUGHT AFTER VILLAGE LOCATION

This beautifully appointed, detached chalet style bungalow, sits in a stunning location, set back from the coast road and overlooks a beautiful front garden with driveway leading to the attached garage. A covered entrance porch leads into the welcoming hallway with stairs to the first floor. There is a ground floor bedroom/study to the front with a guest cloakroom.

The beautifully proportioned, dual aspect sitting/dining room has large windows to the front and rear with views of the garden. The modern kitchen has a comprehensive range of high gloss base and wall units, with provision for dishwasher and built-in cooker and hob. The work surfaces also incorporate a breakfast bar. From the kitchen is the utility room which has a matching range of units, space and plumbing for washing machine and tumble dryer and an internal door to the garage and door opening to the terrace. Two large double bedrooms are on the first floor, both with built in wardrobes and views over front and rear gardens.

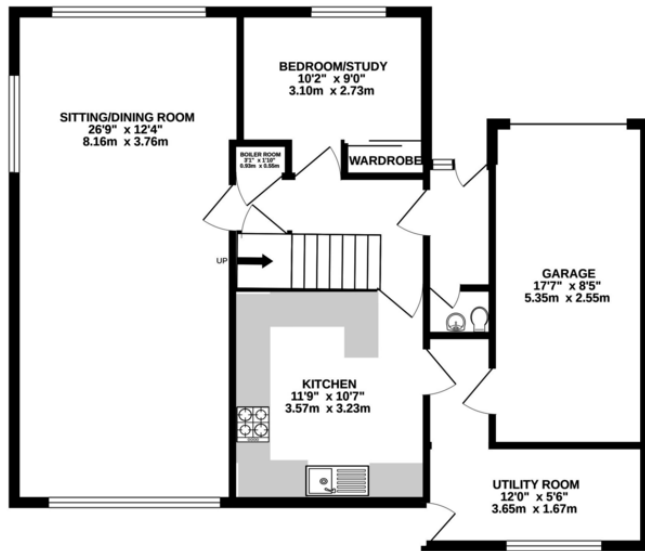
A raised terraced seating area sits at the rear of the property with two steps down to the large lawn area fully enclosed by panel fencing. There are mature flower beds, shrub borders and a patio seating area to the far corner. There is off road parking for two/three cars. A detached outbuilding, ideal for home office with some renovation needed.

PLEASE NOTE: The current vendors have planning permission for an extension over an enlarged garage to provide either two bedrooms or one plus en-suite in addition to adding a large open plan dining/sitting area accessed from the kitchen or sitting room. Please see the NNDC planning application number FP/21/0593.

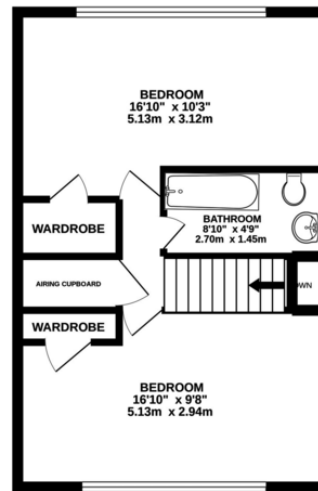




GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.

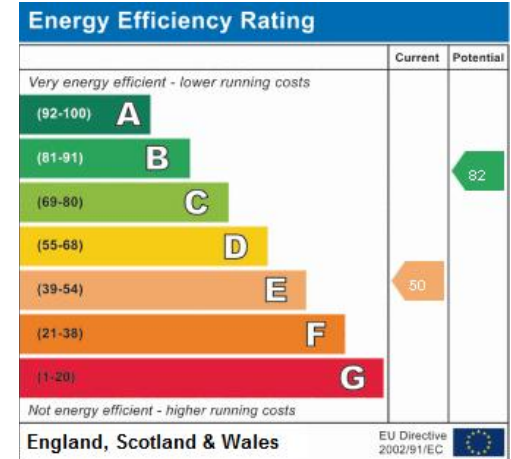


1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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