



THE STORY OF

# Anstone

*Overstrand, Norfolk*

SOWERBYS





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# Anstone

10 Danish House Gardens, Overstrand, Cromer, Norfolk  
NR27 0PD

Sought After Coastal Location with a Great Community

Chalet Bungalow with Well-Configured Layout

Plenty of Walks Nearby

Four Double Bedrooms and Three Bathrooms

Fair-Sized Garden Requiring Little Maintenance,  
Off Road Parking and Garage

Well-placed within the centre of a cul-de-sac, the outskirts of which abut the Royal Cromer Golf Club, and only moments away from having your toes in the sand at Overstrand beach.

The cul-de-sac of Danish House Gardens offers a great community, something which the village triumphantly mirrors and although Overstrand has some great amenities, it is just about a 2 mile walk across the cliffs from Danish House Gardens to find Cromer's brilliant high street; a very pleasant walk that many will enjoy (be it on two legs or four!).

Anstone is an incredibly well-thought-out chalet bungalow, having a generous entrance hall with a beautiful metal work staircase, a bespoke piece of art which was designed, handmade and installed by renowned Suffolk metalwork artist and blacksmith Nigel Kaines (Designs on Metal). There are two

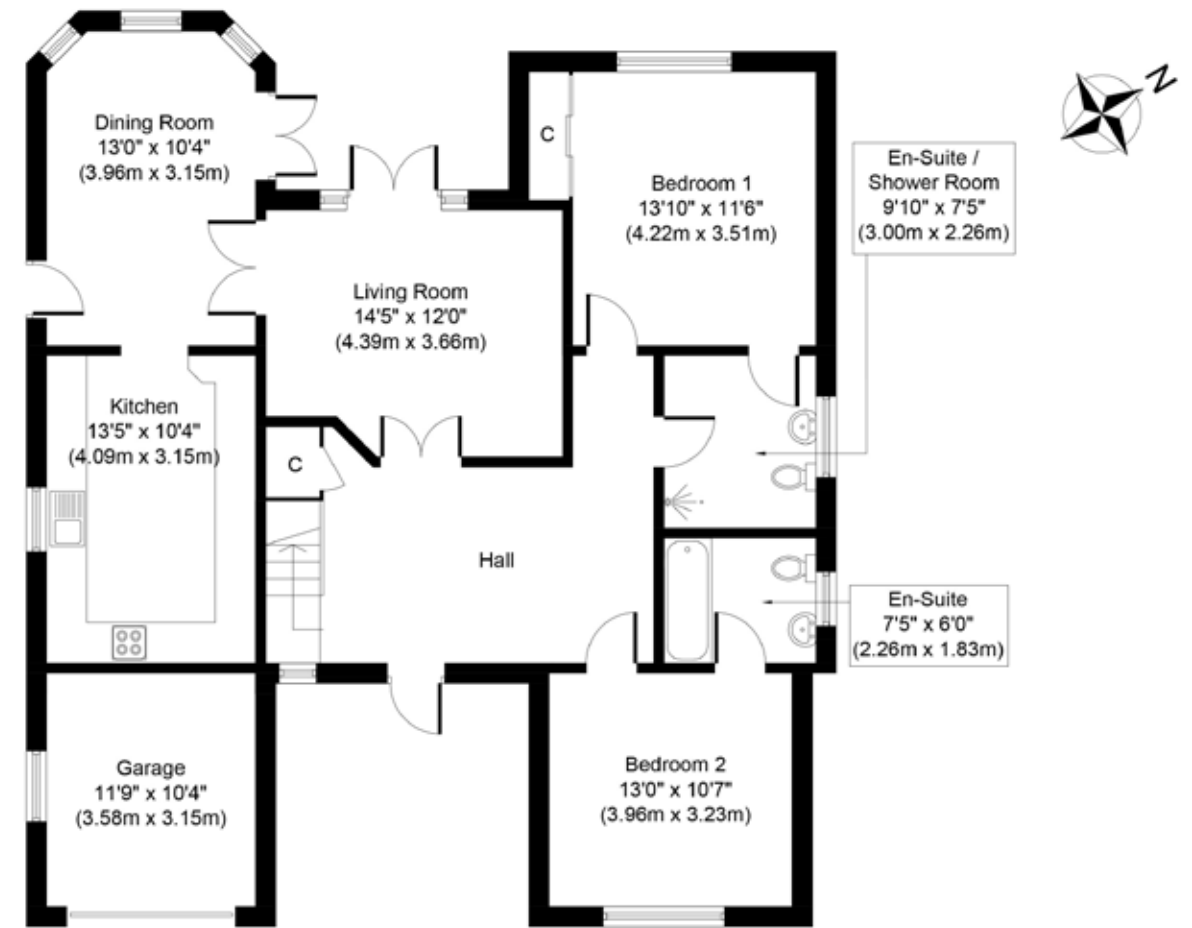
double bedrooms and an en-suite bathroom upstairs, with two further double bedrooms and bathrooms downstairs, offering plenty of options for varying family dynamics.

Although the outside space at Anstone is somewhat limited, there is enough parking for a couple of cars, with the added benefit of the single garage. Set on a corner plot, the garden wraps around the front, side and rear of the property and enjoys sunshine throughout most of the day. The garden to the rear is humble, yet well equipped, and needs little maintenance. There is a raised, well-established pond.

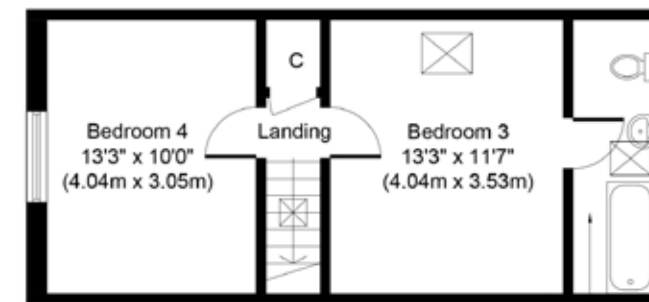
For a property that is located in arguably one of the most popular coastal places to live, with a great community and amenities within the town and an abundance of gorgeous walks close by, Anstone sets itself in a fantastic position to surely make the short-list of many people's wish list.

**SOWERBYS HOLT OFFICE**  
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Ground Floor  
Approximate Floor Area  
(Including Garage)  
1273 Sq. ft.  
(118.3 Sq. m.)



First Floor  
Approximate Floor Area  
393 Sq. ft.  
(36.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

# Overstrand

IN NORFOLK  
IS THE PLACE TO CALL HOME



The coastal village of Overstrand stands on the north Norfolk coast which is designated as an area of outstanding

natural beauty.

The village, which is part of what is sometimes called Poppy Land, offers a sandy beach, shops, post office, public house and hotels, a bus service passes through the village to the neighbouring resort town of Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes.

There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club which offers some of the finest grass courts in the country. There are opportunities for sailing at

Blakeney and on the Norfolk Broads.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!



Note from Sowerbys



Overstrand beach looking towards Cromer.

“Located only moments away from having your toes in the sand at Overstrand beach.”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating. The bungalow is fitted with an internal vacuum system.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 0390-2613-7240-2227-8601

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///drifters.rise.most

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