

Arnolds | Keys

COLLECTION



Fern House, 19B High Street, Overstrand, NR27 0AB



Property Features

- Bespoke Designed Detached House
- Three Double Bedrooms - Two with En-suites
- High Specification Throughout
- Impressive Kitchen/Breakfast Room
- Master Bedroom with En suite & Balcony
- South Facing, Beautifully Landscaped Gardens
- Raised Sun Terrace & Pergola Seating Area
- Cart Lodge & Ample Off Road Parking

This stunning detached contemporary and thoughtfully designed bespoke property is beautifully positioned well away from the road in the ever desirable and sought after North Norfolk village of Overstand. Approached via a private driveway and just a few minutes from the beach, the property really is something special. Designed by its owner to a high specification throughout and taking advantage of every inch this plot had to offer the property really is a hidden gem. Immaculately presented with three double bedrooms, two of which are ensuite and one of which has a fantastic balcony with views over what can only be described as breath-taking landscaped gardens complete with a raised sun terrace and water feature. The house also benefits from a generously proportioned open plan kitchen diner with Island and breakfast bar overlooking the garden and leading to a stunning garden room, office and even a full length games room to the second floor. P.V Panels have been fitted although these are not visible to the house they are on a feed in tariff and, at current usage, the owner has no net energy cost. Early viewing is essential. Energy Rating B.



ENTRANCE PORCH

Wooden veneer security door. Two double glazed windows to the front. Carpeted. Door into:

ENTRANCE HALL

Double glazed window to the front. Engineered oak flooring with under floor heating. Bespoke handmade pine staircase with runner. Brushed steel effect light switches and power points.

STUDY

Double glazed window to the front. Telephone point. LED spot lights. Brushed steel effect light switches and power points. Engineered oak flooring with under floor heating.

CLOAKROOM

Double glazed window to the side. Grey flecked marble flooring with under floor heating. Ceramic sink with stainless steel taps and ceramic WC. Brushed steel effect light switches and power points. Extractor fan.

UTILITY ROOM

Double glazed window to the side. Tiled flooring with under floor heating. Plumbing for washing machine, Worcester boiler and stainless steel sink and drainer. Brushed steel effect light switches and power points. Extractor fan. Wall units and wood effect surfaces.

KITCHEN / BREAKFAST ROOM

Double glazed windows to the rear and side. A fully fitted range of wall and base units with integral appliances, an open shelved wine rack and a breakfast bar with further base cupboards. Tiled floor with under floor heating. Gas oven and hob with electric grill and extractor fan. LED spotlights. Stainless steel 1 and a half bowl sink and drainer. Space for fridge freezer. Brushed steel effect light switches and power points. Ornate pendant light over the dining area. Door to the rear opening onto the patio area and rear garden.

GARDEN ROOM

Double glazed door to the rear opening onto the garden, two double glazed windows to the side and one to the rear. Spotlights. Brushed



steel effect light switches and power points. Engineered oak flooring with under floor heating. Semi vaulted ceiling and television point.

SITTING ROOM

Double glazed dual aspect windows. Gas fire with wooden surround. Brushed steel effect light switch. Carpet with under floor heating.

LANDING

16' 8"max x 14' 11"max (5.10m x 4.56m) Engineered oak flooring. Brushed steel effect light switches and power points. Double airing cupboard with solar panel heating system and water tank. Double glazed window to the rear.







MASTER SUITE

18' 7"max x 15' 9"max (5.67m x 4.81m) Two double glazed windows to the rear with a door to a wooden framed BALCONY with outside lighting and seating area over looking the beautifully landscaped gardens. Full length built in bespoke wardrobe with matching units. Radiator. LED spot lights. Television and phone point. Brushed steel effect light switches and power points.

ENSUITE

14' 11" x 8' 2" (4.56m x 2.50m) Double glazed window to the side. Digitally controlled walk in shower with a glass screen. Ceramic tiled flooring. Radiator. Ceramic basin with mixer taps, ceramic WC and bath with mixer tap shower and shelving. Brushed steel effect light switches and power points. Partly tiled with a heated towel rail, LED spotlights and extractor fan. Vanity unit with spotlights.

BEDROOM TWO

11' 7" x 15' 8" (3.54m x 4.78m) Double glazed window to the rear. Radiator. Fitted carpet. LED spotlights. Brushed steel effect light switch and power points. Television, radio and satellite point. View of the rear garden.

BEDROOM THREE

11' 10" x 13' 8" (3.62m x 4.17m) Double glazed dual aspect window. LED spotlights. Fitted carpet. Radiator. Brushed steel effect light switch. Hatch with stairs leading to games room .

ENSUITE

6' 3" x 7' 0" (1.91m x 2.14m) Double glazed window to the front. Tiled flooring. Ceramic wash hand basin and WC. Bath with mixer tap shower, partly tiled. Brushed steel effect light switches and power points.

GAMES ROOM

44' 11" x 10' 10" (13.7m x 3.32m) Situated on the second floor with sloped and vaulted ceiling. Pine clad with three velux windows. Two radiators. LED spotlights. Television and telephone point. Brushed steel effect light switches and power points. Door leading to eaves storage. Hot and cold water feeds which are ready to be connected

and a solar panel hub.

FAMILY BATHROOM

10' 1" x 6' 0" (3.09m x 1.85m) Double glazed window to the front. Tiled floor. Brushed steel effect light switches and power points. Bath with mixer tap shower. Radiator. Ceramic wash hand basin and WC. Partly tiled. Towel rail and shaver point with light.

APPROACH

Shared driveway leading to a private gravelled driveway. Walled raised beds with limestone surround paving to the front of the property. Two car ports and parking for two cars.

GARDEN

Beautifully landscaped and well mature garden fully fenced and offering a pergola with climbing roses and a raised seating area. Large water feature surrounded by a variety of shrubs and plants. Shed with electricity. Outside power points and tap. Built in watering system. A raised sun terrace with seating area and a large Indian limestone patio. Raised herb garden and flower beds. Gate for side access. Water butts, access to one of the car ports with storage shed. Outside light.

EPC RATING

Currently = B. Potentially = B.

COUNCIL TAX BAND

Current band E.

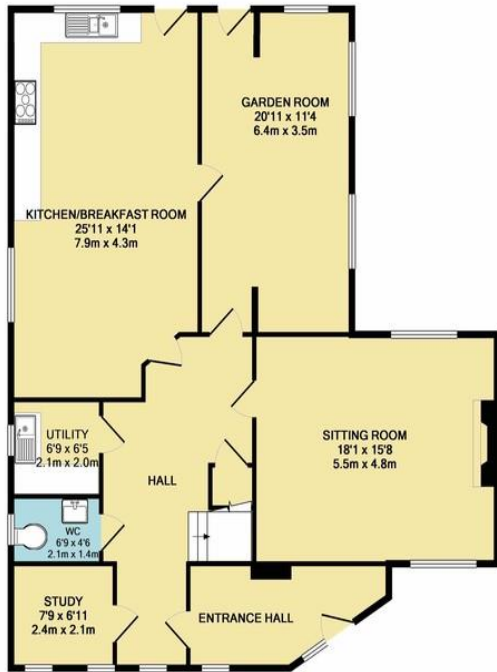
VIEWING

Strictly by appointment with Arnolds Keys Cromer on 01263 512026.



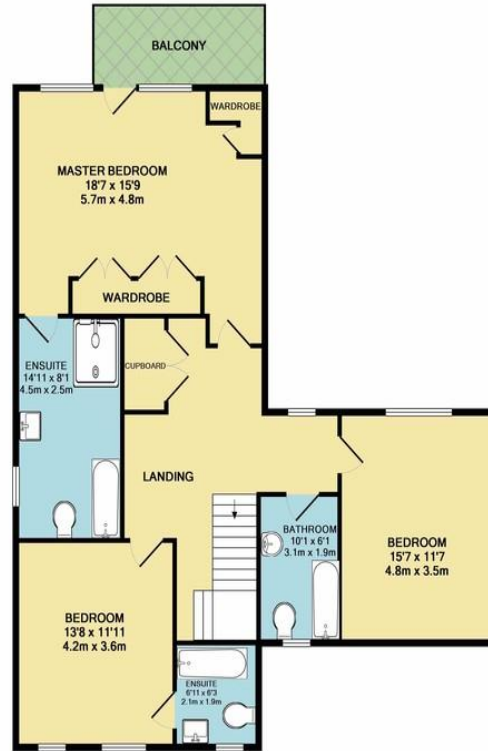
DIRECTIONS

Follow the main coast road out of Cromer towards Overstrand, continue to Overstrand village, passing the Primary School on your right, turn left down the High Street, and look for a private road as marked by our For Sale board on the right hand side opposite the village store. Follow this private road and the property will be found on the left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 1273 SQ.FT.
(118.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2820 SQ.FT. (262.0 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. 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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1ST FLOOR
APPROX. FLOOR
AREA 1071 SQ.FT.
(99.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

