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arnoldskeys.com

Plot 2 Tolls View . Overstrand . NR27 0PQ



Guide £450,000

EXCLUSIVE DEVELOPMENT OF HIGH QUALITY DETACHED BUNGALOWS

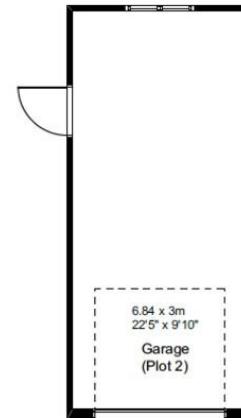
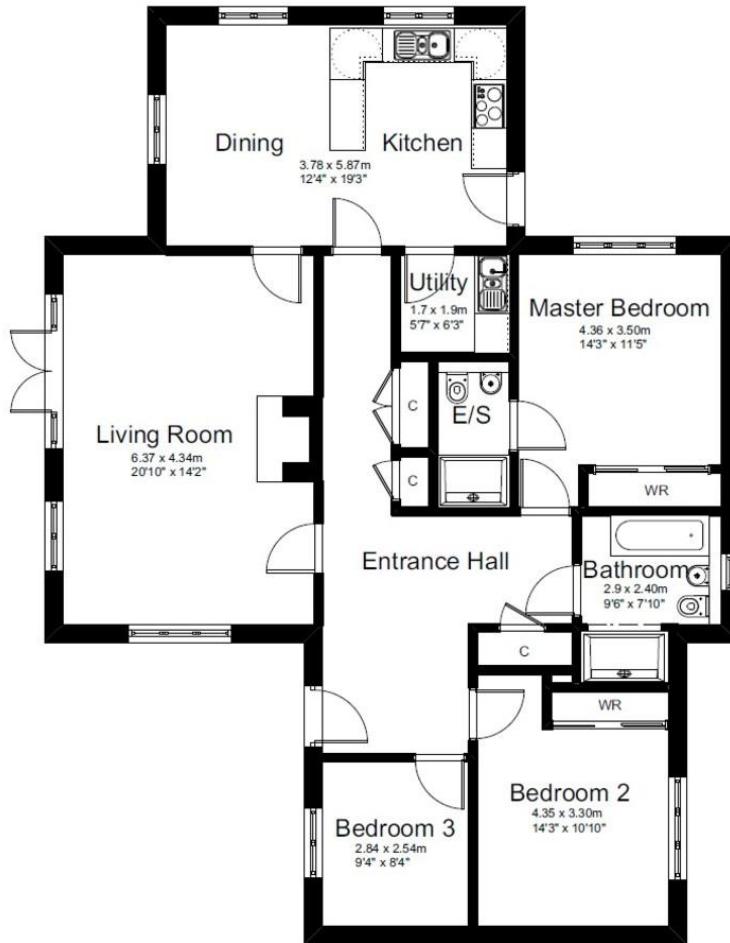
The development takes its name from Tolls Hill which stands beyond the site. The properties are reached along a private driveway which sweeps through the development with each home enjoying parking and garaging. The properties are designed with comfort in mind, to incorporate under floor heating, stylish kitchens, bathrooms, thoughtful layouts and spacious gardens all with the peace of mind of a 10 year warranty (new builds only).

Overstrand is a popular North Norfolk coastal village with a beautiful quiet beach and cliff top café. For ramblers there is the Norfolk Coastal path which takes in some stunning views across the cliffs and coastline. The busier town of Cromer is two miles west of the village which hosts an array of shops, boutiques, cafes, restaurants. A walk along the promenade and taking in the pier. Cromer benefits from railway links with stops along the coast and into Norwich which in turn has direct routes to London Liverpool St. and Cambridge. The Royal golf course is set between Overstrand and Cromer along the cliff top, a picturesque course watched by Cromer lighthouse.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.