



## PAULS LANE CROMER, NR27 0PF

£300,000  
FREEHOLD

This Victorian mid-terrace two bedroom house on Pauls Lane is just a short walk to the village centre and to the sea front. The property is deceptively spacious and comprises of a generously sized living room, a kitchen/dining room, utility room with downstairs WC off, two large bedrooms and a bathroom.

The property has a beautifully maintained front garden, perfect for sitting in during those summer months.

With traditional charm and generously sized rooms, this house really needs to be viewed to appreciate its true beauty.

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## PAULS LANE

- Close to village centre and beach
- Great location in sought after village of Overstrand
- Ideal for a family, couple or even use as a holiday home
- Traditional features
- Two large bedrooms
- Kitchen/Dining Room
- Separate Utility Room



### Overstrand

The historic village of Overstrand known as the village of millionaires, is located on a beautiful stretch of the North Norfolk coastline about two miles to the east of Cromer. The highly popular village provides local amenities only moments away from this property including convenience store, hotel (with bar and restaurant), post office, primary school, public house, crab and lobster kiosk, café and church, in addition to wonderful coastal and countryside walks and some of the finest golden beaches along the North Norfolk coastline.

More extensive facilities are available in nearby Cromer including supermarkets, a wide range of other shopping facilities, doctors' surgery, hospital, the award winning Cromer pier, Royal Cromer Golf Club, schools and a wide range of other amenities. The village itself is well connected with a regular bus service to Cromer and along the coastline, from Cromer there is a station providing regular train services on the Norwich to Sheringham line.

### Overview

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The property has a beautifully maintained front garden, perfect for sitting in during those summer months. With traditional charm and generously sized rooms, this house really needs to be viewed to appreciate its true beauty.

### Hallway

Enter through a uPVC door with obscured stained glass effect door, traditional hanging light, original style light switches, carpeted floor and doors to living room and kitchen/dining room plus stairs to first floor.

### Living Room

Large double glazed window to front aspect, dado rail, brick effect fireplace with marble effect hearth, decorative coving and carpeted floor.

### Kitchen/Dining Room

Double glazed window to rear aspect, glazed panel door to pantry cupboard, fireplace with timber mantel, dado rail, decorative ceiling, wall and base units, natural effect laminate worktop, anthracite one and a half bowl sink and drainer with mixer tap, integrated gas hob with integrated extractor over, integrated oven, space for dining table, tiled splashback and tiled flooring.

### Utility Room

Double glazed window to side aspect, uPVC door with obscured glass also to side aspect, wall mounted boiler, space and plumbing for dishwasher and washing machine, elevated space for dryer, wall and base units, marble effect laminate worktop, tall unit, tiled splashback and floor. Door to WC.

## WC

Close coupled dual flush WC, cloakroom style wall mounted corner basin, hand grab rail, aqua boarded walls and tiled floor.

## Bedroom1

Double glazed windows to front aspect, boarded up fireplace with timber mantel, dado rail and carpeted floor.

## Bedroom 2

Double glazed windows to rear aspect, boarded up fireplace with timber mantel, dado rail, built in storage and carpeted floor. Door to Bathroom

## Bathroom

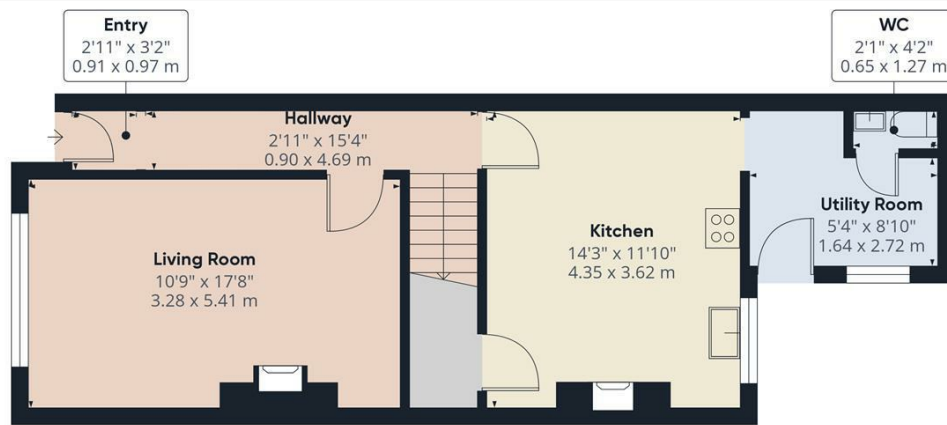
Double glazed obscured window to side aspect, wall mounted radiator, dual flush close coupled wc, pedestal basin, walk in shower tray with shower screen, grab rails, exposed shower valve with riser rail and head, tiled splashback to two walls, shower boarding in shower area and behind basin, timber mantelpiece with covered fireplace and carpeted floor.

## Outside

To the front is a well kept garden, enclosed by low level walls and a wooden gate, shrubbed borders with gravelled area ideal for relaxing in the summer sun. Paved area from gate to door.

## 42 PAULS LANE





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

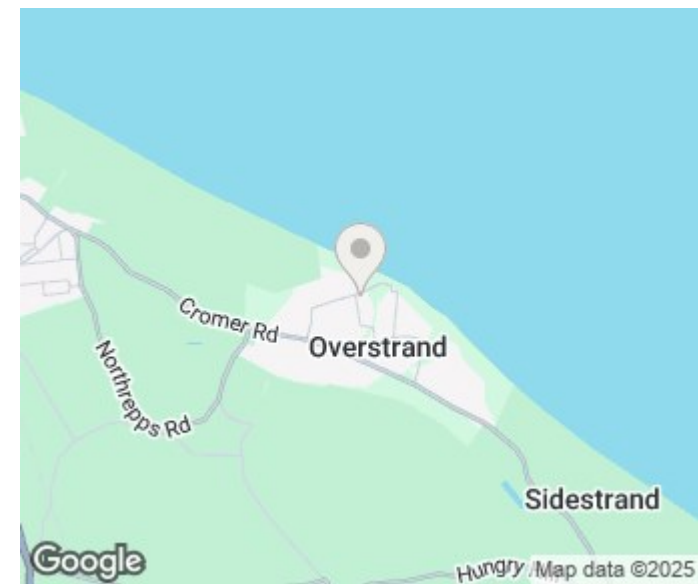
1009.12 ft<sup>2</sup>  
93.75 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	