



25 PAULS LANE

Overstrand, Overstrand, NR27 0PF

£550,000

Freehold

25 Pauls Lane

Overstrand,
Overstrand

£550,000

Freehold

- No Onward Chain
- Beautifully Renovated & Extended Detached Bungalow
- Prime Coastal Position Just Moments from the Beach in Overstrand
- Striking Open-Plan Kitchen/Dining Room with Full-Height Glazing & Bi-Fold Doors
- Three Bedrooms in the Main House, Including Principal En Suite
- Stunning Rear Garden Room with Seamless Indoor-Outdoor Flow
- Private Front Courtyard & Generous Rear Garden
- Stylish Guest Annexe with Private En Suite Shower Room
- Driveway Parking for Three

Agents Note

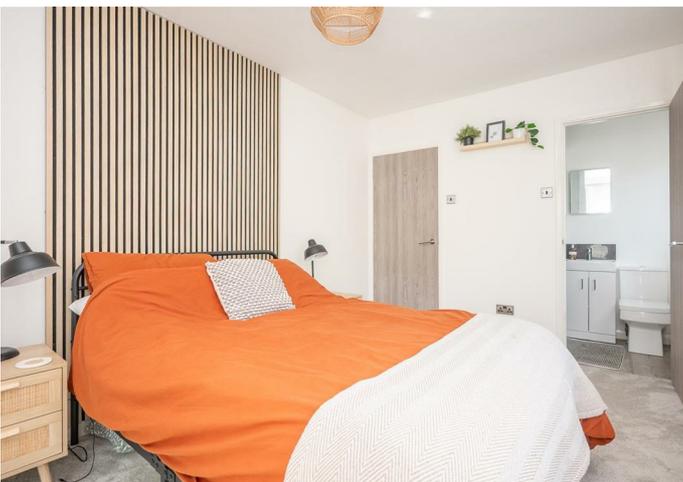
Mains water, electric, gas and sewerage.

Just moments from the sandy shoreline in the heart of Overstrand, a beautifully reimaged and extended detached bungalow on Pauls Lane offers stylish, lateral living with exceptional versatility. Following a recent thoughtful renovation, the property pairs striking contemporary design with effortless coastal charm, featuring a light-filled open-plan kitchen/dining room with full-height glazing and bi-fold doors, a stunning garden room mirroring the same design to the rear, and three well-proportioned bedrooms including a principal suite with en suite shower room.

A cleverly converted garage now provides a superb guest annexe with its own en suite – ideal for visitors, multi-generational living or holiday accommodation – while private courtyard and rear garden spaces create seamless indoor-outdoor flow for entertaining and relaxation.

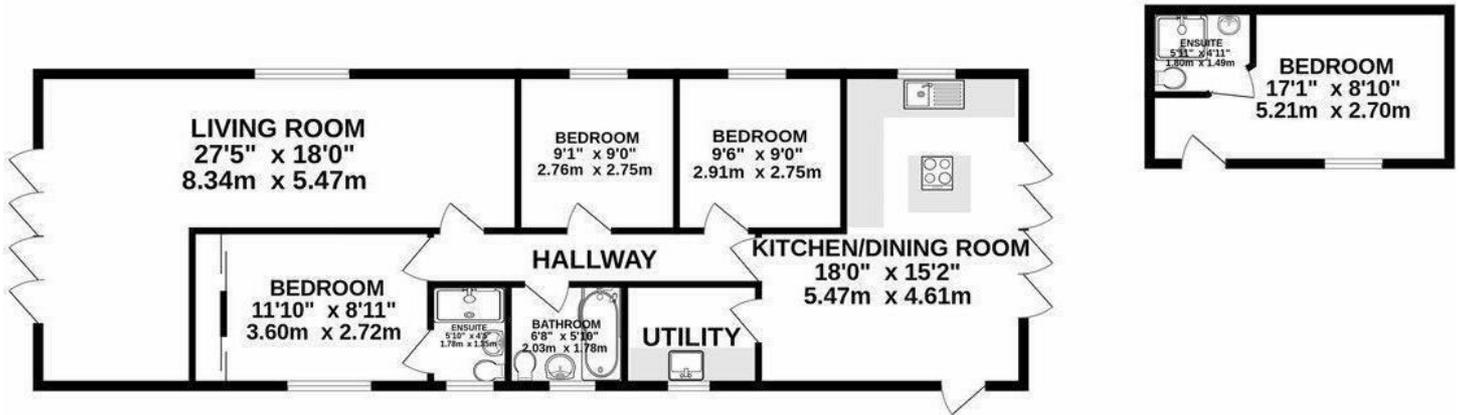
With parking for three vehicles, no onward chain and clear potential as a main residence, refined second home or lucrative coastal let, this is a turnkey home in one of North Norfolk's most sought-after seaside villages, perfectly positioned between Cromer and Mundesley.





GROUND FLOOR

1161 sq.ft. (107.9 sq.m.) approx.

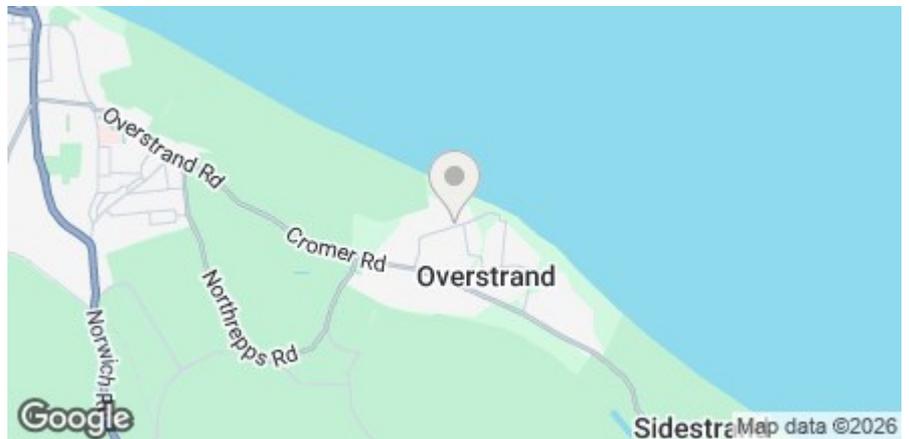


SUNDOWN, OVERSTRAND

TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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.
Made with Metropix ©2023

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



15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

