henleys
ESTATE AGENCY SIMPLIFIED

25 PAULS LANE

Overstrand, Cromer, NR27 0PF

£550,000

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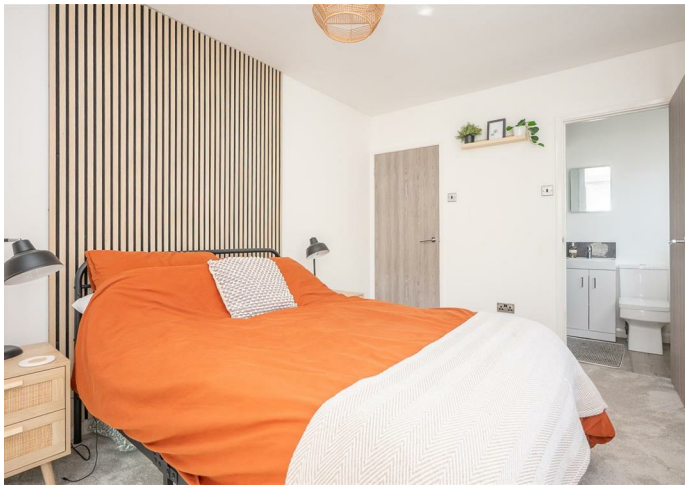
- No Onward Chain
- Beautifully Renovated & Extended Detached Bungalow
- Prime Coastal Position Just Moments from the Beach in Overstrand
- Striking Open-Plan Kitchen/Dining Room with Full-Height Glazing & Bi-Fold Doors
- Three Bedrooms in the Main House, Including Principal En Suite
- Stunning Rear 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.

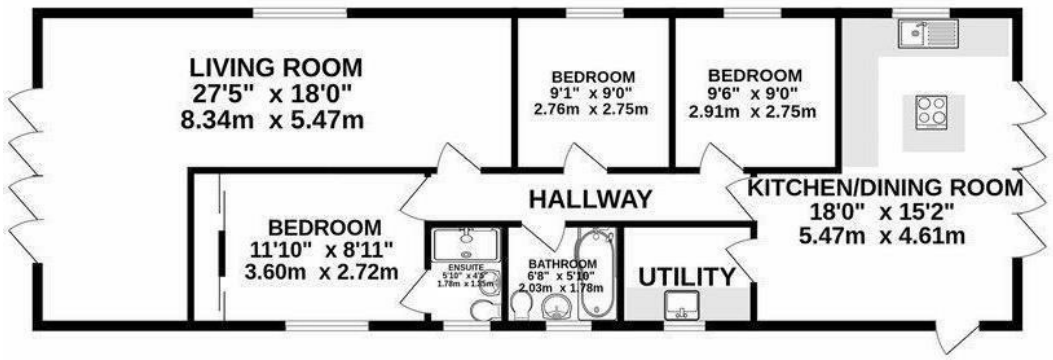
Just moments from the sandy shoreline in the heart of Overstrand, a beautifully reimagined and extended detached bungalow on Pauls Lane offers stylish, lateral living with exceptional versatility. Following a recent thoughtful renovation, the property pairs striking contemporary design with effortless 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.

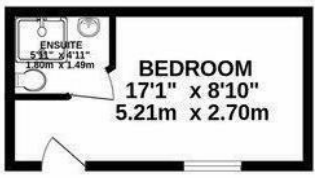
A cleverly converted garage now provides a superb guest annexe with its own en suite – ideal for visitors, multi-generational living or holiday accommodation – while private courtyard and rear garden spaces create seamless indoor-outdoor flow for entertaining and relaxation.

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.
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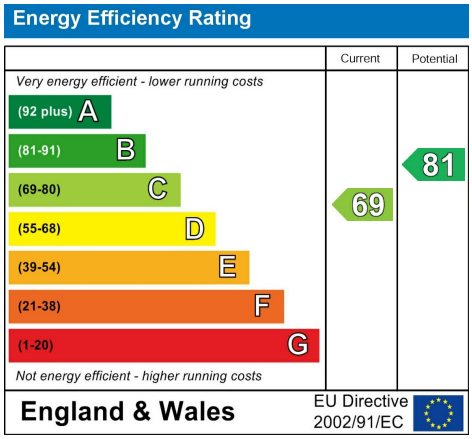

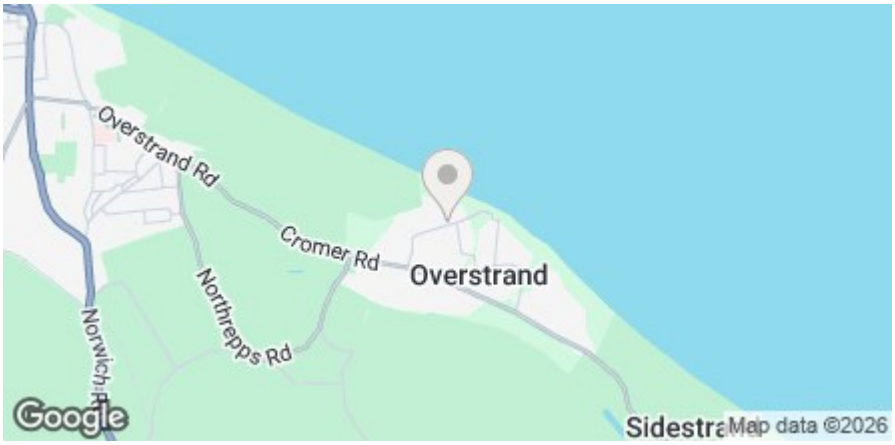

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