



33 PAULS LANE

Overstrand, NR27 0PF

£525,000

Freehold

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NR27 0PF

- Three-bedroom detached bungalow
- Sought-after coastal village location
- Moments from Overstrand beach
- Beautifully renovated and remodelled
- Exceptional kitchen/diner with underfloor heating
- Vaulted principal bedroom with bespoke wardrobes and en-suite
- Loft/store room with conversion potential, subject to permissions
- Private rear garden with sea views
- Detached insulated garden room/home office
- Driveway parking for up to three cars





Set within the highly sought-after coastal village of Overstrand, this impressive home enjoys an enviable position just moments from the beach & the beautiful cliff-top walks for which this stretch of the North Norfolk coast is renowned. Overstrand offers a relaxed village atmosphere with a useful selection of everyday amenities, including a village shop, café & public house, while the surrounding coastline & countryside provide an abundance of opportunities for walking and enjoying the outdoors. The popular Victorian seaside town of Cromer is approximately two miles away, providing a wider range of shops, cafés, restaurants, schooling & other amenities, together with a railway station offering connections to Norwich. For those seeking a home that combines the tranquillity of village life with easy access to the coast and nearby towns, the setting is particularly appealing.

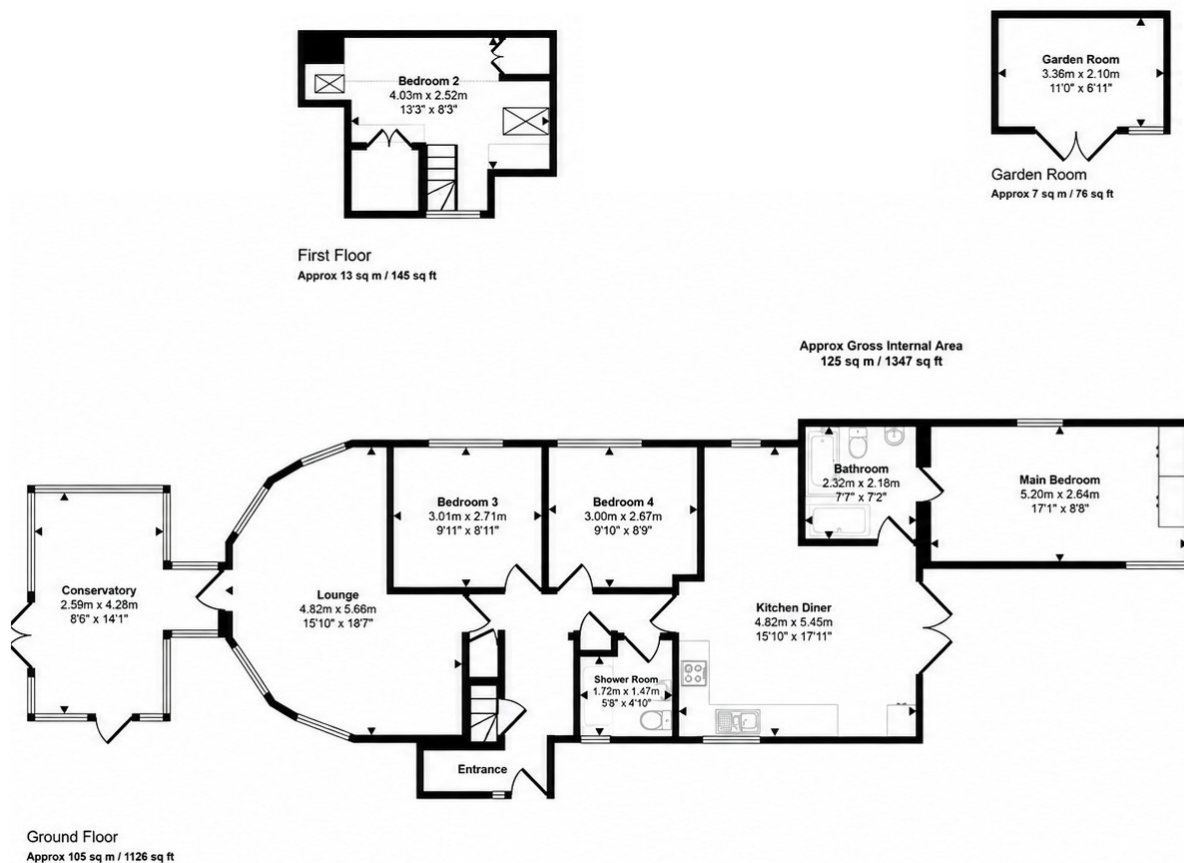
Thoughtfully renovated and remodelled by the current owners, this deceptively spacious detached bungalow offers beautifully presented accommodation with an impressive blend of character, style & modern comfort. The heart of the home is the exceptional kitchen/diner, fitted with a high-quality range of contemporary units, wooden work surfaces & integrated appliances, with underfloor heating adding a welcome touch of comfort. The bright and characterful lounge features attractive curved walls & flows naturally into a light-filled conservatory, creating a wonderful sequence of spaces for both everyday living & entertaining. The principal bedroom is particularly impressive, featuring a vaulted ceiling, bespoke fitted wardrobes & underfloor heating, together with access to a beautifully appointed dual-access en-suite incorporating a roll-top bath and walk-in shower. Two further generous double bedrooms are served by a stylish shower room, while a useful utility area is incorporated within the entrance hall. Above, the loft/store room offers considerable potential for conversion, subject to the necessary permissions, with built-in eaves storage, a side window and skylights, including one framing lovely sea views.

Outside, the property continues to impress with a private, fully enclosed garden designed to provide both colour & tranquillity. The front garden offers a good degree of privacy, with paved seating areas and low-maintenance landscaping, while a driveway provides off-road parking for up to three cars. The rear garden is predominantly laid to lawn and complemented by mature flower beds, established borders and a paved terrace adjoining the house, creating an inviting setting for outdoor dining & relaxation. At the far end, a raised decked terrace takes full advantage of the wonderful sea views, while an impressive detached garden room, currently used as a home office, provides a versatile year-round space with insulation, power, lighting, double glazing & attractive cedar-clad elevations. A beautifully transformed coastal bungalow with sea views, exceptional outdoor space and a wonderful sense of possibility.









Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band C.

Energy Efficiency Rating: To be confirmed.

Tenure: Freehold.

Location: What3words – [///others.epidemics.rocked](https://www.what3words.com/other/epidemics.rocked)

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