



11 Grange Avenue, Overstrand

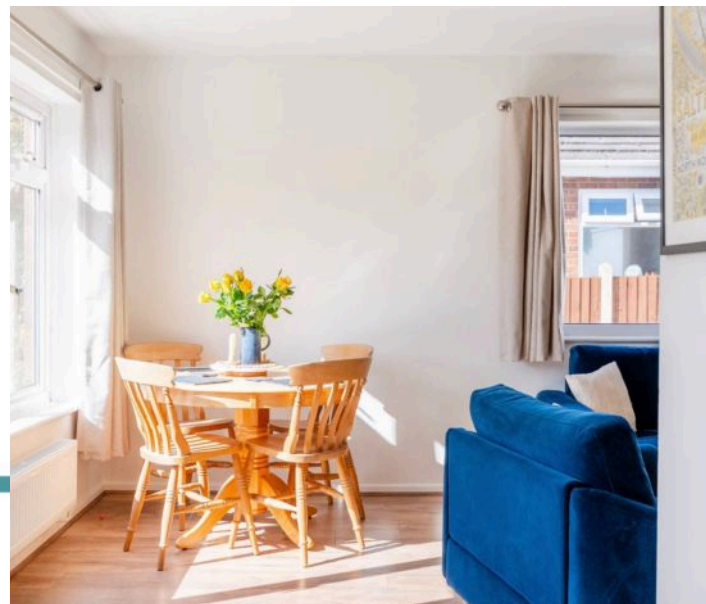
Cromer



Minors & Brady

Suspended between sea air and village calm, this detached bungalow in Overstrand offers a lifestyle shaped by both comfort and coast. Set well back from the road, it greets you with strong kerb appeal, a storm porch, tandem driveway, garage, and an EV charging point. Inside, a recent renovation has created a modern, uncluttered home with an open flow through the living, dining, and kitchen spaces. Natural light pours through triple-aspect windows, while the kitchen's neutral cabinetry, wood-effect surfaces, and brushed brass fixtures give a quietly stylish finish. Two bedrooms, each with built-in storage, provide well-planned accommodation, complemented by a sleek bathroom with both bath and shower. Outdoors, a raised deck offers distant sea views, with steps leading down to a private garden framed by planters and lawn. The generous plot also carries potential for extension, with historic permissions in place (STPP). Whether as a first step, a downsize, or a coastal retreat, this home pairs modern ease with the rhythm of the sea.

- A detached bungalow set within the desirable coastal village of Overstrand, offering a balance of seaside charm and everyday ease
- Positioned well back from the road, the property enjoys a sense of privacy while presenting inviting kerb appeal
- A tandem driveway, garage, and EV charging point provide practical solutions for modern living
- The storm porch adds a thoughtful touch, offering shelter from the elements before stepping inside
- Recently renovated throughout, the interiors feel fresh, modern, and uncluttered, ready to move straight into
- Two comfortable bedrooms each benefit from built-in storage, combining convenience with a streamlined finish
- An open-plan flow through the living, dining, and kitchen areas is enhanced by triple-aspect natural light



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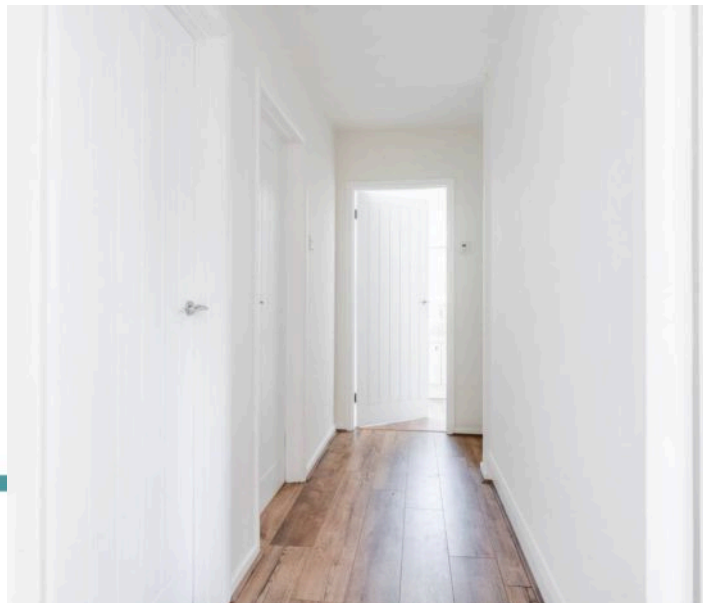
Overstrand, Cromer

The Location

Overstrand is a characterful coastal village on the sought-after north Norfolk coast, offering a blend of charm, community, and seaside living. Known for its wide sandy beach and the dramatic backdrop of its cliffs, it's a place where the sound of the sea and the rhythm of coastal life set the tone.

The village itself is well served by a friendly local shop, a traditional pub, a café, and the well-regarded seafront hotel and restaurant, giving residents and visitors alike a warm and welcoming atmosphere. For those who enjoy the outdoors, Overstrand is a perfect setting—clifftop walks reveal sweeping views of the shoreline, while the beach offers space for long strolls, sea air, and quiet moments away from the busier neighbouring resorts.

Despite its peaceful character, Overstrand is far from isolated. The vibrant town of Cromer is just a short drive or walk along the coast, where you'll find a wider range of amenities, restaurants, and cultural attractions, not to mention the iconic pier. The village is also within easy reach of the Norfolk Broads and the county's many market towns, making it well placed for both everyday living and exploring further afield. With its balance of calm surroundings, community spirit, and proximity to larger towns, Overstrand provides an appealing lifestyle—whether as a full-time home, a coastal retreat, or a holiday base to enjoy the best of north Norfolk.



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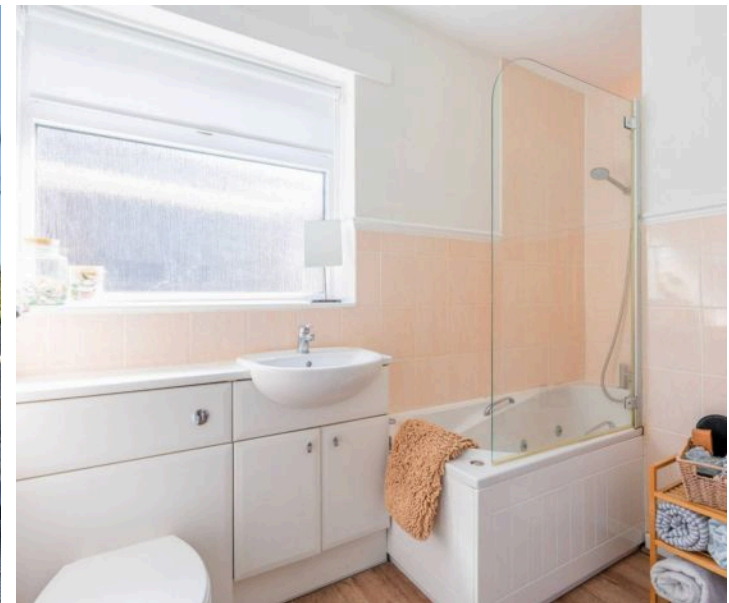
Grange Avenue, Overstrand

Drifting within the charming coastal village of Overstrand, this detached bungalow rests quietly back from the road, exuding a sense of calm from the very first glimpse. The frontage has an inviting kerb appeal, enhanced by a storm porch that shelters from the elements on those gloomier days, while a driveway with tandem parking, garage, and EV charging point make it as practical as it is elegant.

Recently renovated, the home has been reimagined with a modern lifestyle in mind. The entrance hallway leads to two well-proportioned bedrooms, each with built-in storage for a streamlined finish. The interiors carry a clean, uncluttered aesthetic, with an open flow layout guiding you seamlessly through the living, dining, and kitchen space.

Here, an abundance of natural light floods in from triple-aspect views, amplifying the sense of openness. The kitchen is thoughtfully designed, with neutral cabinetry, wood-effect surfaces, and brushed brass fixtures creating a clean and modern look that will stand the test of time.

The bathroom mirrors this modern sensibility with a refined finish, offering both bath and overhead shower for versatility.



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Overstrand, Cromer

Yet it's the connection to the outdoors that truly elevates this home. Step out from the living space onto a raised decked area, perfectly positioned for an elevated perspective and distant sea views, where the sound of waves crashing serves as a gentle reminder of the coast. From here, steps descend to a lawned garden framed by flower-filled planters, creating a private setting on a generous plot with no interruptions from the outside world.

With historic planning permissions, there remains potential to extend (STPP), allowing the home to evolve alongside its owner's ambitions. Whether envisioned as a first purchase, a stylish downsizing opportunity, or a lucrative holiday let, the bungalow delivers both present-day comfort and future possibility.

Overstrand's seaside setting, coupled with this property's quietly refined atmosphere, makes it an enviable retreat where modern living and coastal charm blend effortlessly.

Agents Note

Sold Freehold

Connected to all mains services

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Ground Floor
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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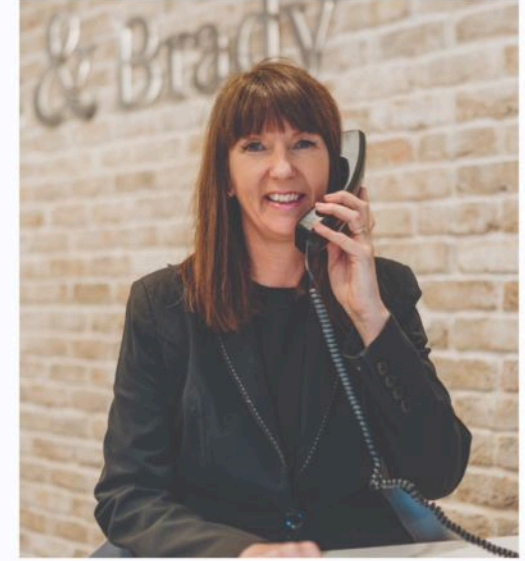
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