



**Bracken Avenue, Overstrand Cromer NR27 0NZ**



**welcome to**

**Bracken Avenue, Overstrand Cromer**

William H Brown are delighted to present this fully renovated spacious light 2 bedroom bungalow set down a quiet cul de sac with south facing low maintenance garden! Superb spot in a wonderful coastal village.



**This beautifully updated bungalow is not one to be missed! It has had a full renovation including a new fitted kitchen, new bathroom suite, new gas central heating system, a full rewire, new eco boiler, new consumer unit and new flooring throughout, viewing is a must! The property briefly comprises of a large lounge, 2 double bedrooms, bathroom, kitchen diner leading to the south facing garden.**

**Overstrand is an unspoilt East Norfolk coastal village, situated on a cliff-top overlooking fine dog-friendly and sandy beaches. The village grew up around its fishing industry and a few fishing boats are still based here. The beauty of Overstrand did not go unnoticed however, leading to its nickname as "the village of millionaires". The village has a number of amenities such as a post office /local shop, pub, hotel, family campsite, cafe and local fresh lobsters and crabs for sale.**

#### **Entrance Porch**

Coat hooks, fitted light

#### **Entrance Hall**

New wood effect laminate flooring throughout, radiator, double cupboard and single cupboard containing new consumer unit

#### **Lounge**

15' 10" x 10' 9" ( 4.83m x 3.28m )

Electric fire, radiator, new carpet, double aspect windows creating a light very sunny room

#### **Kitchen**

9' 9" x 9' 11" ( 2.97m x 3.02m )

New fitted kitchen, white marble effect worktops, light grey soft closing cupboards and draws, integrated appliances including oven, grill, hob, dishwasher, fridge freezer and washer dryer, pantry cupboard, window above basin, open doorway to sun room

#### **Sun Room/ Diner**

7' x 8' 4" ( 2.13m x 2.54m )

South facing, new wood effect laminate flooring, heater and door to garden

#### **Bedroom One**

8' 10" x 12' ( 2.69m x 3.66m )

South facing, Double bedroom, window, radiator, integrated wardrobe, new carpet

#### **Bedroom Two**

9' 1" x 10' 6" ( 2.77m x 3.20m )

Double bedroom, window, radiator, integrated wardrobe, new carpet

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### **Bathroom**

5' 11" x 7' 10" ( 1.80m x 2.39m )

New bathroom suite, wc, basin, walk in shower, tiled from wall to wall/floor to ceiling, window, heated towel rail

#### **Outside**

South facing rear garden, new patio, well maintained grass area, garage and shed



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## Bracken Avenue, Overstrand Cromer

- New Kitchen & Bathroom
- South Facing Garden
- Turn Key Home
- Quiet Cul De Sac
- New GCH and Rewired

Tenure: Freehold EPC Rating: D

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108516 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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