



Bracken Avenue, Overstrand, Cromer, NR27 0NZ

welcome to

Bracken Avenue, Overstrand, Cromer

*** Beautiful, landscaped gardens with woodland backdrop ***

Don't miss this detached 2 Bedroom Bungalow set down a quiet cul-de-sac in the seaside village of Overstrand.



Description

Located in the coastal village of Overstrand is this detached Bungalow which enjoys internal accommodation to include Entrance Porch, Living Room, re-fitted Kitchen, 2 Bedrooms & re-fitted Shower Room. Outside offers re-surfaced driveway providing off-road parking and a landscaped rear garden which has a woodland backdrop.

Overstrand itself has a number of amenities such as a post office/local shop, pub "The White Horse Overstrand", "The Sea Marge" hotel, family campsite, cafe and local fresh lobsters and crabs for sale, is an unspoilt East Norfolk coastal village and situated on a cliff-top overlooking fine dog-friendly & 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".

Porch

Front door opens into porch with double glazed windows & inner door to hall.

Hall

Built-in cupboard and doors to remaining accommodation.

Living Room

16' 8" x 11' 1" (5.08m x 3.38m)

Electric fire with surround, TV point, carpeted flooring, wall mounted radiator and double glazed windows to front & side aspect.

Bedroom One

12' 4" x 9' 1" (3.76m x 2.77m)

Carpeted flooring, wall mounted radiator & front aspect double glazed window.

Bedroom Two

13' 9" x 7' 11" (4.19m x 2.41m)

Carpeted flooring, wall mounted radiator & rear aspect window with views of gardens and woodlands behind.

Shower Room

Re-fitted suite comprising WC, wash basin with tiled splash back & walk-in shower. Vinyl flooring & double glazed window.

Kitchen

12' 2" x 10' 9" (3.71m x 3.28m)

Re-fitted with a range of wall & base units, work surface over with tiled splash back and stainless steel sink & drainer unit. Integrated oven with hob & cooker hood over, integrated fridge/freezer and space for washing machine. Wood effect laminate flooring, double glazed window and door to rear hall.

Rear Hall

Access to Garage, Cloakroom & Garden Room.

Outside

To the front of the property is a re-surfaced slate shingle driveway, which provides off-road parking & leads to Garage.

The rear garden has been landscaped to include steps up to lawn, flower beds, array of shrubs & bushes, shed and summer house.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/CRM108787



welcome to

Bracken Avenue, Overstrand, Cromer

- Detached Two Bedroom Bungalow
- New Kitchen & Shower Room
- Off-Road Driveway Parking
- Landscaped Gardens
- Woodland Backdrop

Tenure: Freehold EPC Rating: D

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108787



Property Ref:
CRM108787 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



williamhbrown.co.uk