



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



**welcome to**

**Bracken Avenue, Overstrand Cromer**

\*\*\* NO ONWARD CHAIN \*\*\*

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



Nestled away within a cul-de-sac in the picturesque village of Overstrand, we're proud to present this beautiful, 2-bedroom detached bungalow which perfectly blends contemporary comfort and peaceful coastal living. Tastefully extended off one of the bedrooms, this home offers two generously double sized bedrooms. The master suite is bright and inviting, with dual-aspect windows that flood the space with natural light and boasts French doors opening directly onto the south-facing garden with woodland backdrop and comes equipped with a contemporary en-suite shower room. The second bedroom is equally spacious, and comes with a fitted wardrobe cupboard and a duel front and side aspect. The property enjoys both front and rear south-facing gardens, providing versatile outdoor space for relaxation, entertaining, or gardening and offers a versatile garden room with power. A private driveway and garage further complement the home, offering convenient parking as well as valuable additional storage.

The kitchen, overlooking the rear garden with its picturesque backdrop, is thoughtfully equipped with a range cooker, fridge freezer, washing machine, and dishwasher-all of which can be included in the sale.

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 with fine dog-friendly & sandy beaches.

### Entrance Hall

Upvc double glazed door, access to all rooms, storage cupboard with shelving, radiator, access to the loft and vinyl flooring.

### Lounge

Brick fireplace with electric fire, upvc double glazed window to the side and front aspects with curtains included, radiator and carpeted flooring.

### Kitchen

Fitted kitchen with range of base cupboards, roll edge work surface with tiled splashbacks, Washing machine, dishwasher, Range style cooker with brick surround, fridge freezer, one and a half bowl sink with mixer taps, wall mounted gas combination boiler, upvc double glazed window to rear aspect with fitted blinds, radiator, inset spotlights, ceramic tiled floor and door to the hallway.

### Bedroom One

Upvc double glazed window and matching French doors with fitted blinds, built in wardrobe, wall light points, radiators and door to the ensuite.

### Ensuite

Suite comprising tiled shower enclosure with glass door and electric shower, wash hand basin and WC, upvc double glazed window, radiator and extractor fan.

### Bedroom Two

Upvc double glazed window with fitted curtains, built in cupboard with hanging space, radiator and carpeted flooring.

### Bathroom

Suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, bidet and WC, upvc double glazed window, tiled walls and ceramic tiled flooring.

### Garden Room

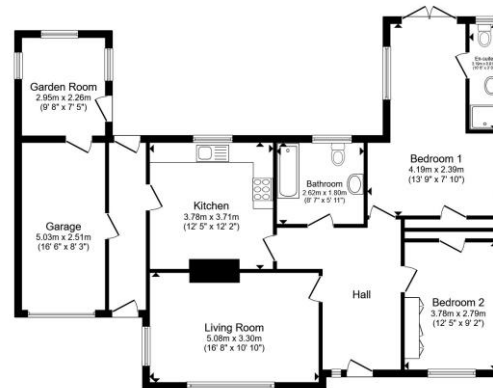
Upvc double glazed windows to the side and rear aspects, polycarbonate roof, door to the garden and further internal door to the garage.

### Garage

Electric, remotely operated, up and over door with access to the Garden Room and the internal hallway, power and lights.

### Exterior

To the front of the property is a paved pathway leading to steps up to a covered porch, shingled area, driveway leading to the garage, mature shrubs & trees. The fully enclosed rear garden is landscaped with brickweave patio and pathways, shingled and lawned areas, garden lighting, garden shed, seating and well established shrubs & trees.



Total floor area 112.5 m<sup>2</sup> (1,211 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## **Bracken Avenue, Overstrand Cromer**

- NO ONWARD CHAIN
- Detached Two Bedroom Bungalow
- Off-Road Driveway Parking and garage
- Spacious front and rear garden, with south-facing aspect and woodland backdrop
- Master suite extension to bedroom .

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£395,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108923 - 0004

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