



BRACKEN AVENUE

CROMER, NR27 0NZ

£355,000
FREEHOLD

This spacious two bedroom detached bungalow in this peaceful cul-de-sac in a very popular residential area of the village. The centre of this extremely sought after village and sea front is just a short walk away. The village has a wealth of amenities shop, various cafes, a hotel, a garden centre and a pub. Winston Churchill was a regular visitor to Overstrand, as was Albert Einstein.


Residential Sales & Lettings

BRACKEN AVENUE

- Chain free
- Two double bedrooms
- Large lounge / diner
- Kitchen / breakfast room
- Conservatory
- Garage & driveway
- Detached bungalow
- Fantastic village location
- Village with a wealth of amenities
- Close to the beach



Overstrand

OVERSTRAND The historic village of Overstrand known as the village of millionaires, is located on a beautiful stretch of the North Norfolk coastline about two miles to the east of Cromer. The highly popular village provides local amenities only moments away from this property including convenience store, post office, primary school, public house, fish shop, cafe and church, in addition to wonderful coastal and countryside walks and some of the finest golden beaches along the North Norfolk coastline.

More extensive facilities are available in nearby Cromer including supermarkets, a wide range of other shopping facilities, doctors' surgery, hospital, the award winning Cromer pier, Royal Cromer Golf Club, schools and a wide range of other amenities. The village itself is well connected with a regular bus service to Cromer and along the coastline, from Cromer there is a station providing regular train services on the Norwich to Sheringham line.

Overview

This spacious two bedroom detached bungalow in this peaceful cul-de-sac in a very popular residential area of the village. The centre of this extremely sought after village and sea front is just a short walk away. The village has a wealth of amenities shop, various cafes, a hotel, a garden centre and a pub. Winston Churchill was a regular visitor to Overstrand, as was Albert Einstein.

Kitchen

Door to access the side of the property, double glazed windows to the side. Wall and base units, stainless steel sink drainer, part tiled with built in oven and gas hob with extractor fan. Radiator, built in pantry and serving hatch into lounge - diner.

Hallway

Carpets, radiator, loft access and doors off.

Porch

Double glazed door to the side carpets and door into hallway. This space is currently utilised as an office area.

Lounge

Spacious lounge with laminate wood flooring, radiators, fireplace with gas fire and windows to both side and rear into the conservatory.

Conservatory

Conservatory with exposed brick and flint, vinyl flooring, French doors to the garden and internal door into the garage.

Shower room

Double glazed window to the side, shower cubicle, part tiled, shaver point, WC and wash hand basin. Non slip flooring.

Toilet

Double glazed window to the side, WC and wash hand basin with splashback tiles. Non slip flooring.

Bedroom

Double glazed window to the front, carpets, radiator

and built in wardrobes.

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Garden & Outside

There is a large driveway to the front, garden area with trees, small hedges and floral borders.

To the rear there is patio area off the conservatory with steps up to a garden with woodlands behind making this very private.

Garage

Power, lights and window to the rear with and up and over door.

Agents note

Mains gas

Mains electric

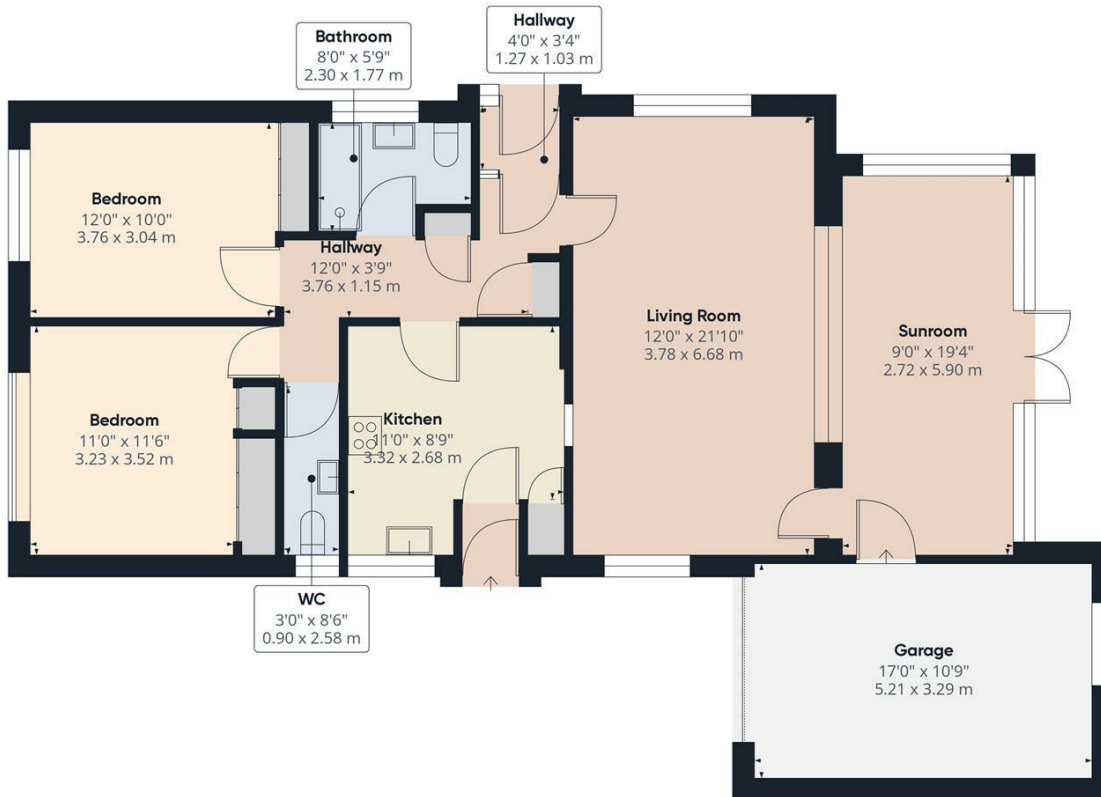
Mains water

EPC TBC

Council Tax Band - C

27 BRACKEN AVENUE





Approximate total area[®]
1219.34 ft²
113.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

HENLEYS
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements