



BRACKEN END CROMER, NR27 0PA

£425,000
FREEHOLD

*** CHAIN FREE ***

This beautiful detached property lies in a small development in the extremely sought after village of Overstrand. This lovely property consists of three bedrooms, a family bathroom and shower room. There is a spacious living room, dining room, conservatory and fully fitted kitchen. To the rear is a fully enclosed garden, to the front there is a driveway with parking and a garage.

HENLEYS
Residential Sales & Lettings

BRACKEN END

• CHAIN FREE • QUIET RESIDENTIAL
AREA • HIGHLY SOUGHT AFTER
VILLAGE • WALKING DISTANCE TO VILLAGE
CENTRE • WALKING DISTANCE TO THE
BEACH • THREE BEDROOMS • TWO
BATHROOMS • THREE RECEPTION ROOMS • FITTE
KITCHEN • REAR GARDEN, DRIVEWAY & GARAGE



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, hotel (with bar and restaurant), post office, primary school, public house, crab and lobster kiosk, café 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

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conservatory and fully fitted kitchen. To the rear is a fully enclosed garden and the front there is a driveway with parking and a garage.

Entrance hall

Door to the front, wooden flooring and stairs to the first floor. Ample storage consisting of built in cupboards and understairs storage. Doors leading off.

Living room

Double glazed window to the front, radiator, fireplace with built in gas fire and carpets. Opening into dinning room.

Dining room

Wooden flooring, radiator, doors leading into the conservatory and opening into the kitchen.

Conservatory

UPVC vaulted ceiling conservatory, exposed bricks and tiled floor. Doors leading out to the rear garden.

Kitchen

Double glazed windows overlooking the rear garden and door to the rear garden. Wall and base units, stainless steel sink drainer, range master gas hob and oven, extractor fan and splashbacks. Breakfast bar, built dishwasher and space for large American style fridge freezer.. Wooden flooring.

Ground floor bedroom / Reception room

Double glazed window to the side, carpets and fitted wardrobes and cupboards.

Bathroom - Ground floor

Double glazed obscure glass window to the rear. Part tiled, bath, shower cubicle, bidet, WC, enclosed wash hand basin with cupboards below. Wall mounted mirrored vanity unit., radiator and tiled floor.

Landing

Spacious landing which could be utilised as a home office area, Velux, carpets and radiator.

Bedroom principle

Double glazed window to the front, fitted wardrobes, carpets and radiator.

Bedroom

Velux windows to the front and rear, carpets, radiator and storage cupboard into the eaves.

Shower room

Velux window, wash hand basin with splashback tiles, fully tiled shower cubicle, WC, radiator, wall mounted mirrored vanity unit and tiled floor.

Rear garden

Fully enclosed garden to the rear with hedges making in very private, shed and gate to the side to access the front of the property.

Driveway & garage

Garage-

Large garage with plenty of storage, up and over garage door, lights, water and electric. The current owners also house the washing machine here.

Driveway-

Shingle driveway to the front with plenty of parking for approx. 4 cars.

Agents note

EPC - Current 77C - Potential - 81B

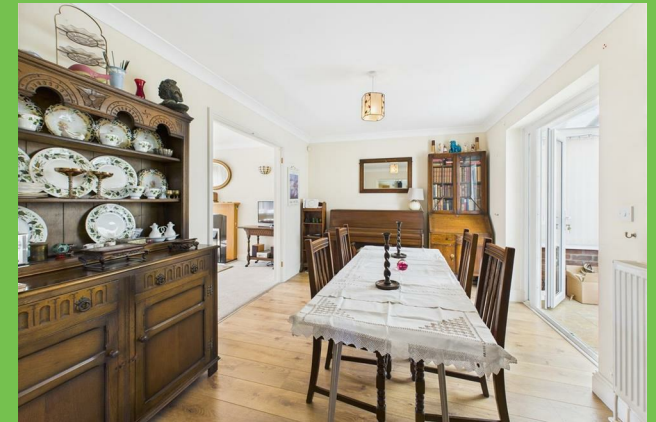
Council Tax band - D

Mains Gas, Electric & Water.

Chain Free

Freehold

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[®]
1433 ft²
133.1 m²

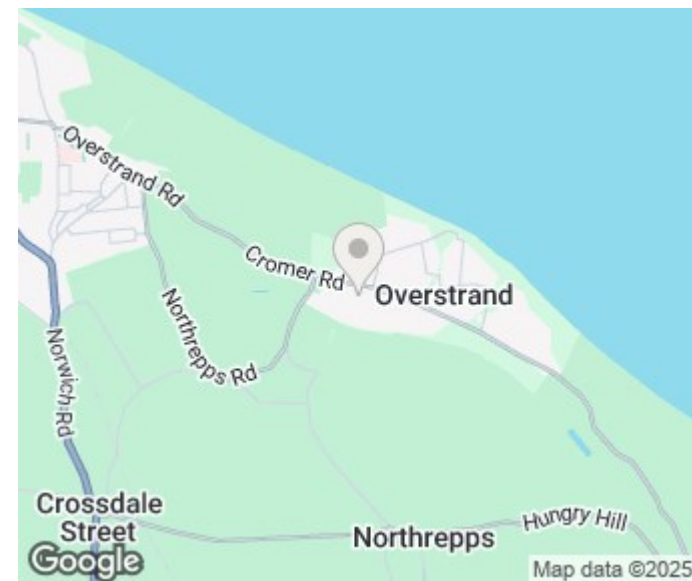
Reduced headroom
36 ft²
3.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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