



BRACKEN AVENUE

CROMER, NR27 0NZ

£399,000
FREEHOLD

Situated in the ever popular residential village of Overstrand, is this delightfully presented 2/3 bed detached bungalow which has sea and woodland views. Presented to a very high standard, this would make a lovely home for a family, a professional or just as a peaceful home to relax.

henleys
ESTATE AGENCY SIMPLIFIED

BRACKEN AVENUE

- Chain Free • Detached Bungalow • Sought After Seaside Village • Quiet Residential Area • 2/3 Bedrooms • 1/2 Reception Rooms • Immaculate Throughout • Flexible Living Accommodation • Stunning Garden to the Rear - Very Private and Not Overlooked • Viewing Highly Recommended



OVERSTRAND VILLAGE

Overstrand is a village on the north coast of Norfolk in England, two miles east of Cromer. It was once a modest fishing station, with all or part of the fishing station being known as Beck Hythe. In the latter part of the 19th century it was catapulted into prominence, and became known as "the village of millionaires". It is well served by two pubs, a shop and cafes and its sandy beach is a great attraction. A regular bus service runs through the village.

Bracken Avenue is a very popular residential area within the village.

FIRST IMPRESSIONS

To the front of the property is a lawned garden with shrub borders. The driveway can accommodate 2 average size cars and leads to the garage. There are two entrances, one to the side lobby adjoining the garage and the main entrance opens into a porch.

MAIN HALLWAY

From the hall, polished pine doors open to bedrooms one and two, the kitchen and the lounge. Wood effect luxury vinyl flooring, built in cloak cupboards and loft access hatch.

LOUNGE

Double glazed windows to the front and side aspects with views of the Sea to the front. Feature

fireplace with tiled heart, mantelpiece over and inset coal effect electric fire. Carpeted flooring and radiator.

KITCHEN

From the main hall, a glazed pine door opens to the kitchen. The kitchen has a double glazed window overlooking the rear garden and a stable door opening to the inner lobby. A full range of base and wall mounted storage units with worktops and inset sink with mixer tap and draining board. Integral appliances include a four ring halogen hob (with extractor hood and downlight over), an electric oven and grill and a washing machine. Space for upright fridge/freezer. Brick effect tiled splash-backs to the work surfaces. There are two built-in cupboards, one of which houses the gas boiler. Inset ceiling downlighting and pendant lights.

FRONT BEDROOM

Double glazed window to the front and side aspects with church and sea views to the front. Built-in wardrobe, carpeted flooring and radiator.

REAR BEDROOM

Double glazed window to the rear aspect overlooking the rear garden and views of woodlands. Built-in wardrobe, carpeted flooring and radiator.

BATHROOM

Double glazed opaque window to the rear aspect.

Four-piece suite includes a bath with mixer tap and shower attachment, dual-flush WC, wash hand basin and a shower cubicle Electric shaver point, extractor fan and chrome towel rail heater. Vinyl flooring.

INNER LOBBY

From the inner lobby, doors open to the rear garden, the WC, garage and garden room/Bedroom 3.

GARDEN ROOM/BEDROOM 3

Double glazed window to the rear aspect overlooking the rear garden and French uPVC doors opening to the garden. Wood effect luxury vinyl flooring.

GARDEN

The rear garden is mainly laid to lawn with shrub beds and hedging with a timber shed. There are lovely views of woodlands beyond. Adjacent to the property is a patio and shingled areas.

GARAGE

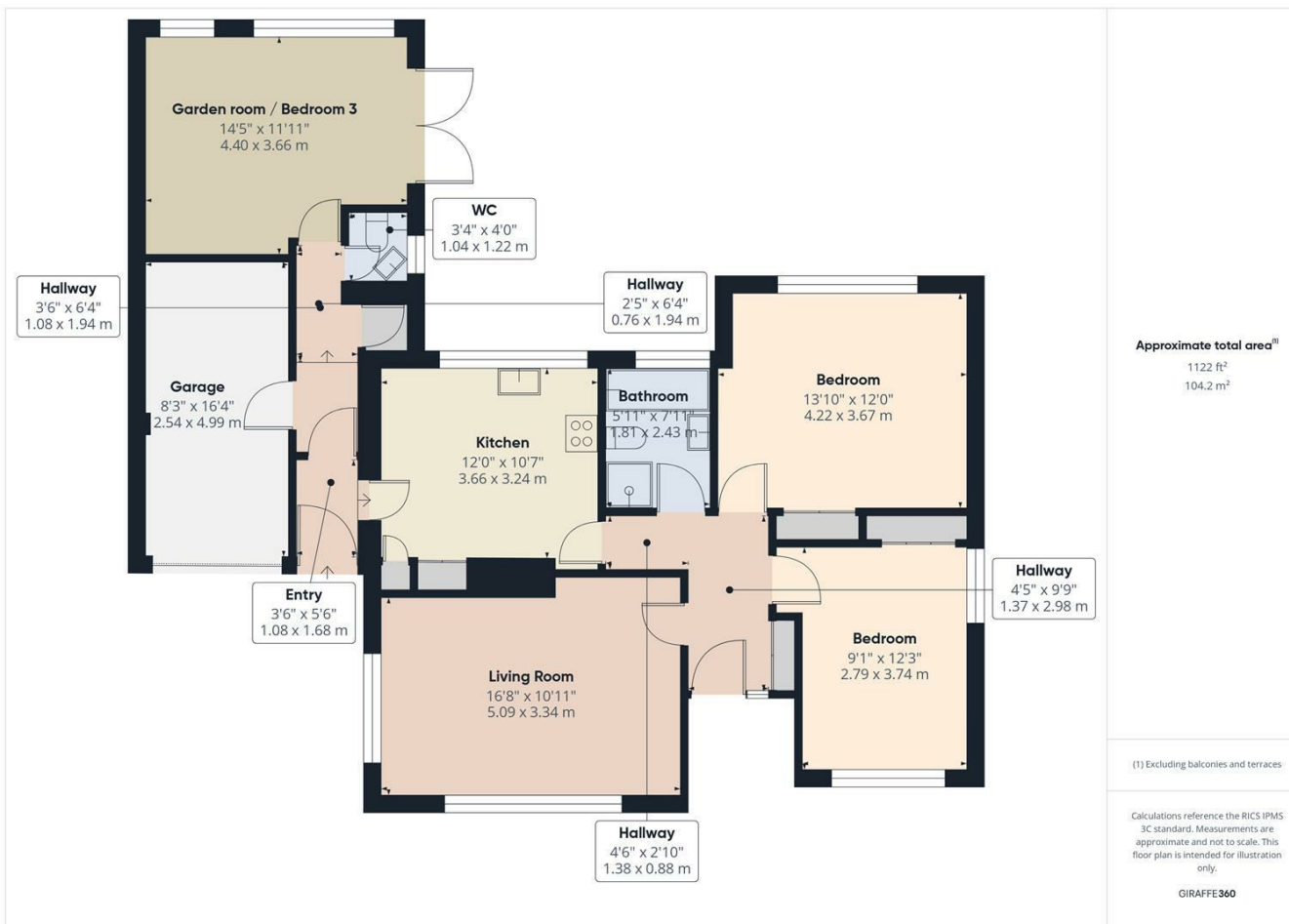
Single garage with up and over door.

COUNCIL TAX

Band C

23 BRACKEN AVENUE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

henleys
ESTATE AGENCY SIMPLIFIED

15 West Street, Cromer, Norfolk, NR27 9HZ
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

ESTATE AGENCY SIMPLIFIED