



## **24 BRACKEN AVENUE**

Overstrand, Cromer, NR27 0NZ

**£425,000**

Freehold

# Bracken Avenue

Cromer,  
NR27 0NZ

£425,000

Freehold

- **Idyllic coastal village setting in Overstrand**
- **Beautifully upgraded throughout, including a refitted kitchen and modernised bathrooms**
- **Bright and versatile renovated garden room**
- **Extended principal bedroom with added space and ensuite**
- **Thoughtfully landscaped front and rear gardens**
- **Close to local amenities and transport links**
- **Plenty of parking on the driveway, plus a single garage**
- **Ready-to-move-into home finished to a high standard throughout**

## Agents Note

Council Tax: C

Mains gas, water, electricity and sewerage

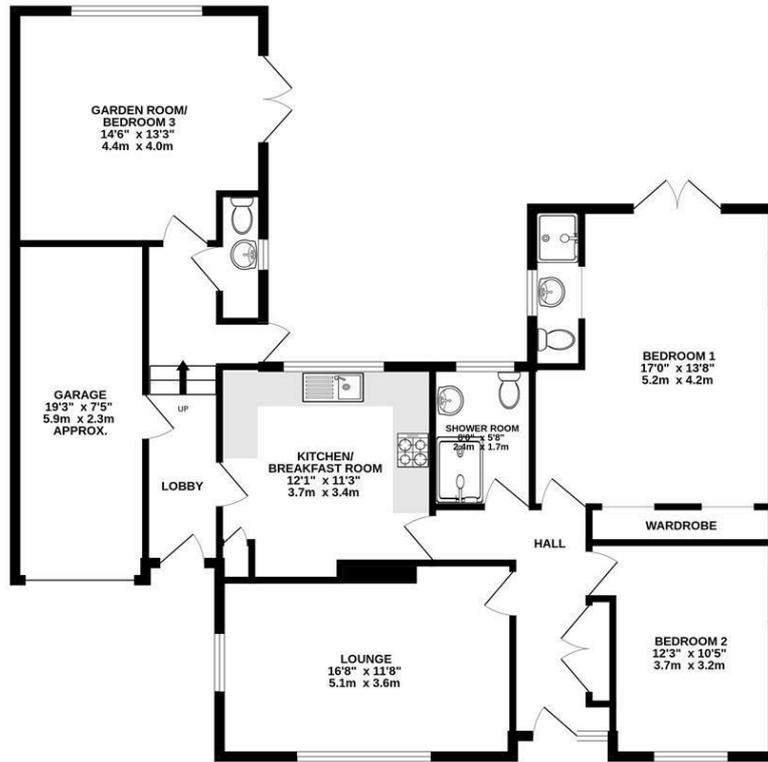
Tucked away in the ever-popular coastal village of Overstrand, just moments from the beach, this home has been thoughtfully transformed to offer both comfort and understated elegance in an idyllic setting. Backing onto countryside, the property enjoys a wonderfully peaceful outlook to the rear, enhancing its sense of escape while still remaining within easy reach of local amenities and transport links.

Inside, the current owners have carried out a series of tasteful upgrades, including a stylishly refitted kitchen, modernised bathrooms and a beautifully renovated garden room that invites natural light and creates a seamless connection to the outdoors. The principal bedroom has also been extended to provide additional space and an ensuite, complementing the home's well-balanced accommodation.

Outside, the landscaped front and rear gardens have been carefully designed for both enjoyment and ease, offering inviting spaces to relax or entertain. Altogether, this is a home that perfectly captures the charm of village living with the convenience of accessibility, all set against the backdrop of the North Norfolk coast and surrounding countryside.







TOTAL FLOOR AREA - 1234 sq.ft. (114.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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