



Bracken Avenue, Overstrand Cromer NR27 0NZ

welcome to

Bracken Avenue, Overstrand Cromer

William H Brown are delighted to present this fully renovated spacious light 2 bedroom bungalow set down a quiet cul de sac with south facing low maintenance garden! Superb spot in a wonderful coastal village.



This beautifully updated bungalow is not one to be missed! It has had a full renovation including a new fitted kitchen, new bathroom suite, new gas central heating system, a full rewire, new eco boiler, new consumer unit and new flooring throughout, viewing is a must! The property briefly compromises of a large lounge, 2 double bedrooms, bathroom, kitchen diner leading to the south facing garden.

Overstrand is an unspoilt East Norfolk coastal village, situated on a cliff-top overlooking fine dog-friendly and sandy beaches. The village grew up around its fishing industry and a few fishing boats are still based here. The beauty of Overstrand did not go unnoticed however, leading to its nickname as "the village of millionaires". The village has a number of amenities such as a post office /local shop, pub, hotel, family campsite, cafe and local fresh lobsters and crabs for sale.

Entrance Porch

Coat hooks, fitted light

Entrance Hall

New wood effect laminate flooring throughout, radiator, double cupboard and single cupboard containing new consumer unit

Lounge

15' 10" x 10' 9" (4.83m x 3.28m)

Electric fire, radiator, new carpet, double aspect windows creating a light very sunny room

Kitchen

9' 9" x 9' 11" (2.97m x 3.02m)

New fitted kitchen, white marble effect worktops, light grey soft closing cupboards and draws, integrated appliances including oven, grill, hob, dishwasher, fridge freezer and washer dryer, pantry cupboard, window above basin, open doorway to sun room

Sun Room/ Diner

7' x 8' 4" (2.13m x 2.54m)

South facing, new wood effect laminate flooring, heater and door to garden

Bedroom One

8' 10" x 12' (2.69m x 3.66m)

South facing, Double bedroom, window, radiator, integrated wardrobe, new carpet

Bedroom Two

9' 1" x 10' 6" (2.77m x 3.20m)

Double bedroom, window, radiator, integrated wardrobe, new carpet

Bathroom

5' 11" x 7' 10" (1.80m x 2.39m)

New bathroom suite, wc, basin, walk in shower, tiled from wall to wall/floor to ceiling, window, heated towel rail

Outside

South facing rear garden, new patio, well maintained grass area, garage and shed



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Bracken Avenue, Overstrand Cromer

- New Kitchen & Bathroom
- South Facing Garden
- Turn Key Home
- Quiet Cul De Sac
- New GCH and Rewired

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£340,000



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