



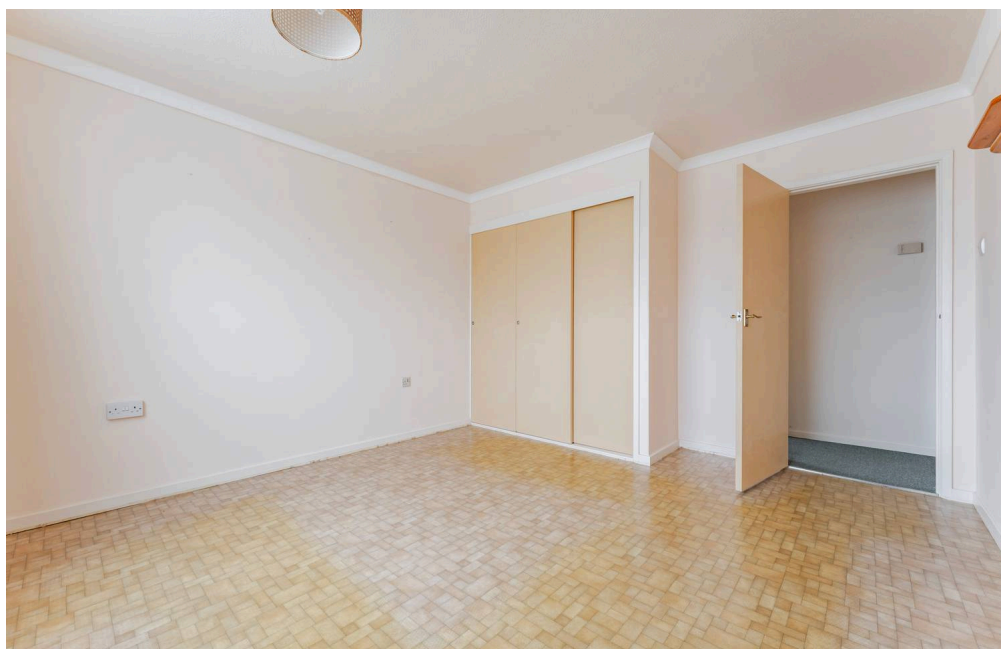
18 Bracken Avenue, Overstrand - NR27 0NZ

£350,000 Freehold

Situated in a quiet cul-de-sac, this 2-bedroom detached bungalow offers beautiful coastal and countryside views. Everything is located on one floor for ease of living. With no onward chain, the property is ready for new owners to move in and make it their own. Offering off-road parking, this bungalow presents an excellent opportunity to create a home tailored to your needs, all while enjoying the scenic surroundings.

Location

Bracken Avenue, located in the peaceful village of Overstrand, offers a fantastic location with beautiful coastal and countryside views. Just a short walk from the beach, residents can enjoy scenic coastal walks and the relaxing atmosphere of the area. Overstrand is home to a welcoming community, with local amenities such as a primary school, village shops, and a post office. For more extensive services, the nearby town of Cromer is just a short drive away. Overstrand is well-connected by public transport, with bus routes linking the village to Cromer and surrounding areas, making it easy to explore the region. With its peaceful environment and convenient transport links, Bracken Avenue provides a great setting for those seeking a relaxed, coastal lifestyle.



Agents notes

We understand the property will be sold freehold , connected to mains services water, gas , electricity and drainage.

Heating system-Gas

Boiler is condemned.

Tax council Bill- C



Bracken Avenue, Overstrand

As you step inside, the layout highlights the ease of single-floor living. The entrance hall flows into the spacious sitting room, where a delightful fireplace creates a cosy and welcoming atmosphere. From the sitting room, a bright and airy sunroom is the perfect spot to relax or entertain, with large windows that flood the space with natural light. This room opens directly onto the enclosed rear garden, offering stunning views and a connection to the outdoors.

The kitchen features built-in cupboards and plenty of counter space for meal preparation. A porch off the kitchen opens directly to the garden, making outdoor access convenient and enjoyable.

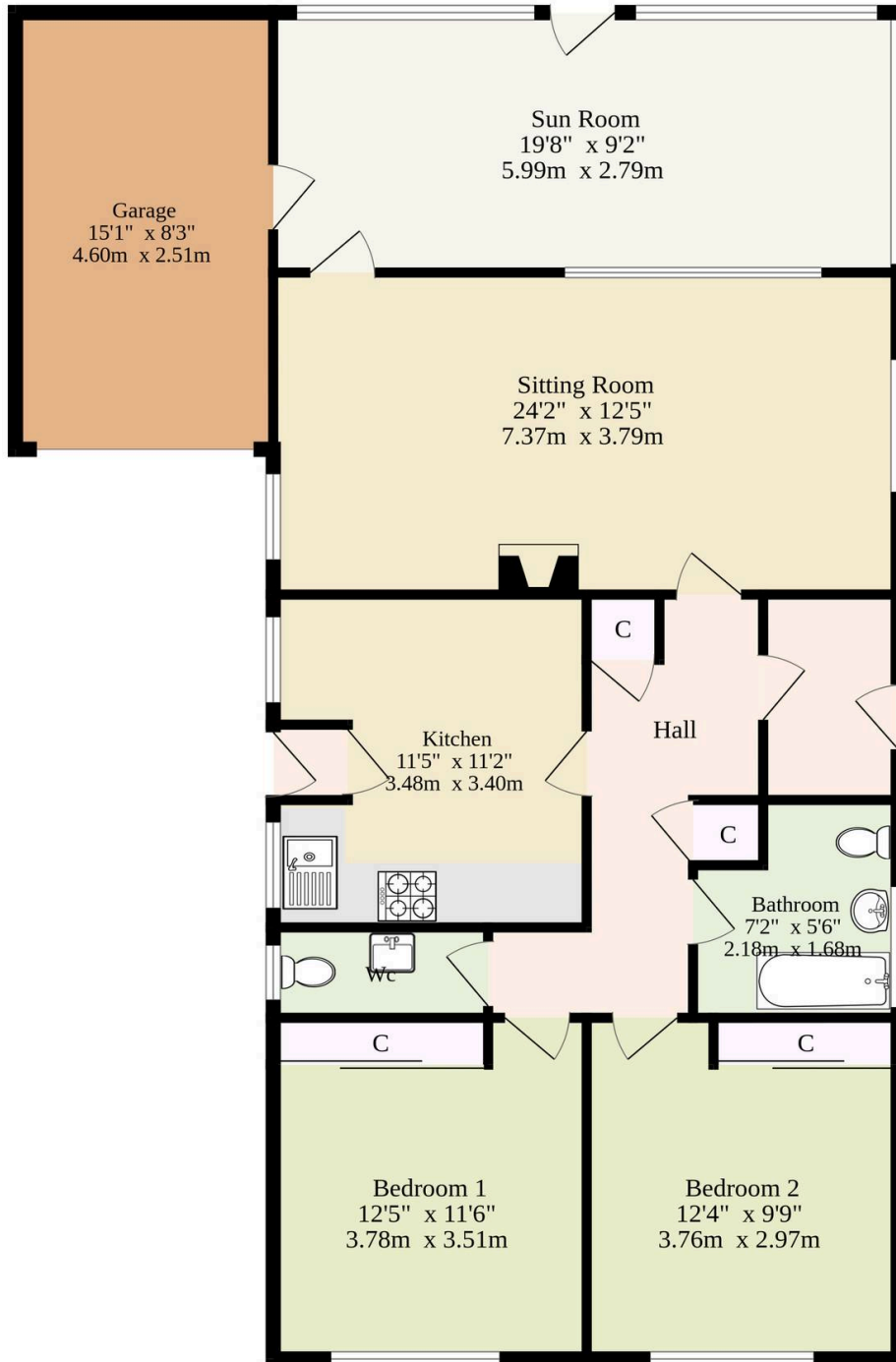
The bungalow features two generously sized double bedrooms, each providing a comfortable and private retreat for rest, with both offering built-in cupboards for added storage. The family bathroom includes a bath with an overhead shower attachment, and a separate WC adds extra convenience.

The property is fitted with double glazing and radiator heating, ensuring a cosy and energy-efficient atmosphere. Ample storage space throughout the home meets practical living needs.

Outside, the enclosed rear garden provides a great space for enjoying scenic views and outdoor activities. The property also features a driveway and a single garage, offering plenty of off-road parking for vehicles.



Ground Floor
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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