



27 Bracken Avenue, Overstrand

Cromer



Minors & Brady

# 27 Bracken Avenue

Overstrand, Cromer

In a sought-after coastal setting, you will find this beautifully upgraded detached bungalow, finished to an exceptional standard throughout. The interiors deliver a striking blend of modern style and comfort, with a seamless and high-quality finish in every room. At its heart lies an impressive open-plan living space, perfectly designed for both everyday living and entertaining. The contemporary kitchen makes a bold statement with premium appliances, elegant finishes and a highly functional layout. A bright conservatory with an enhanced roof creates a versatile, year-round space to relax and unwind. Two generous double bedrooms offer calm and inviting retreats, complemented by stylishly updated bathroom facilities. Outside, a sunny south-facing garden and ample parking complete this outstanding turnkey home.

- Sought-after coastal setting with a peaceful, private position
- Fully refurbished detached bungalow finished to a high standard
- Impressive open-plan living space for entertaining
- Stylish, recently fitted kitchen with premium integrated appliances
- High-spec NEFF appliances including hide-and-slide oven and induction hob
- Bright conservatory with upgraded warm roof for year-round use
- Two spacious and beautifully presented double bedrooms
- Contemporary shower room plus separate modern cloakroom
- Landscaped south-facing garden backing onto tranquil woodland
- Generous driveway parking and attached garage



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### The Location

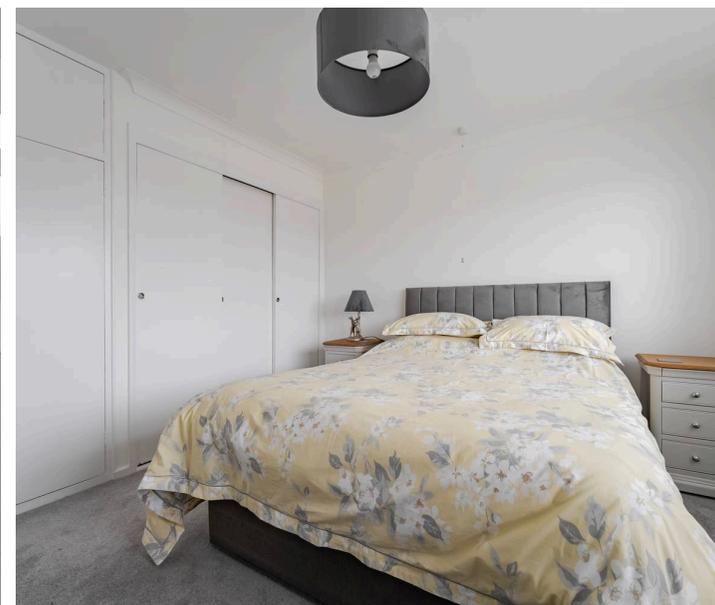
Tucked along a lovely stretch of the North Norfolk coast, Overstrand is a charming seaside village just a couple of miles east of Cromer. Often nicknamed the “village of millionaires,” it has a relaxed, welcoming feel and a strong sense of community. You’ll find all the everyday essentials here, including a village shop, post office, primary school, pub, café, fish shop, and church.

The area is perfect for those who enjoy the outdoors, with scenic coastal and countryside walks right on your doorstep, as well as wide, sandy beaches that are among the best along this part of the coast.

For a wider range of shops and amenities, Cromer is just a short drive or bus ride away. There you’ll find supermarkets, independent shops, schools, a GP surgery and hospital, along with the well-known pier and golf club. Cromer also has a railway station with regular services to Norwich and along the coast, making it easy to get around without a car.

Bracken Avenue, Overstrand

This beautifully refurbished detached bungalow offers a stylish and comfortable living environment, thoughtfully updated to a high standard throughout. The interior feels fresh, modern and cohesive, with brand new LVT flooring laid across the core living areas, complemented by newly installed radiators and bespoke Hillarys shutters that add both elegance and practicality.



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New windows and doors have been fitted to the main bungalow, enhancing energy efficiency and natural light, while the conservatory retains its existing glazing but benefits from a newly installed warm roof for year-round enjoyment.

At the heart of the home is a stunning open-plan living space designed with both relaxation and entertaining in mind. This impressive area flows seamlessly into a contemporary kitchen that has been completely refitted within the last year.

Featuring sleek worktops and shaker-style units, the kitchen is equipped with a range of integrated appliances including a fridge freezer, dishwasher, and washing machine, alongside high-quality NEFF appliances such as a distinctive hide-and-slide oven, warming drawer and induction hob with downdraft extractor.

The layout creates a sociable and functional hub, perfectly suited to modern living.

The adjoining conservatory provides a bright extension of the living space, opening out onto the garden and offering a spot to unwind while enjoying the outlook. The accommodation continues with two well-proportioned double bedrooms, both tastefully presented and enhanced by fitted shutters, creating a calm and inviting atmosphere.

The shower room and separate cloakroom have both been stylishly upgraded, featuring contemporary fittings and thoughtful details, including a sleek vanity setup and modern finishes that contribute to the overall polished feel of the home.



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Externally, the property is equally appealing. The front garden is attractively arranged with established planting, while a generous driveway provides ample side-by-side parking and leads to an attached garage. To the rear, the south-facing garden has been designed for ease of maintenance, with a mix of patio and landscaped areas, all backing onto peaceful woodland to create a particularly private and tranquil setting.

Altogether, this is a turnkey home that combines modern upgrades with a well-considered layout, offering comfort, style and a wonderful connection to its surroundings.

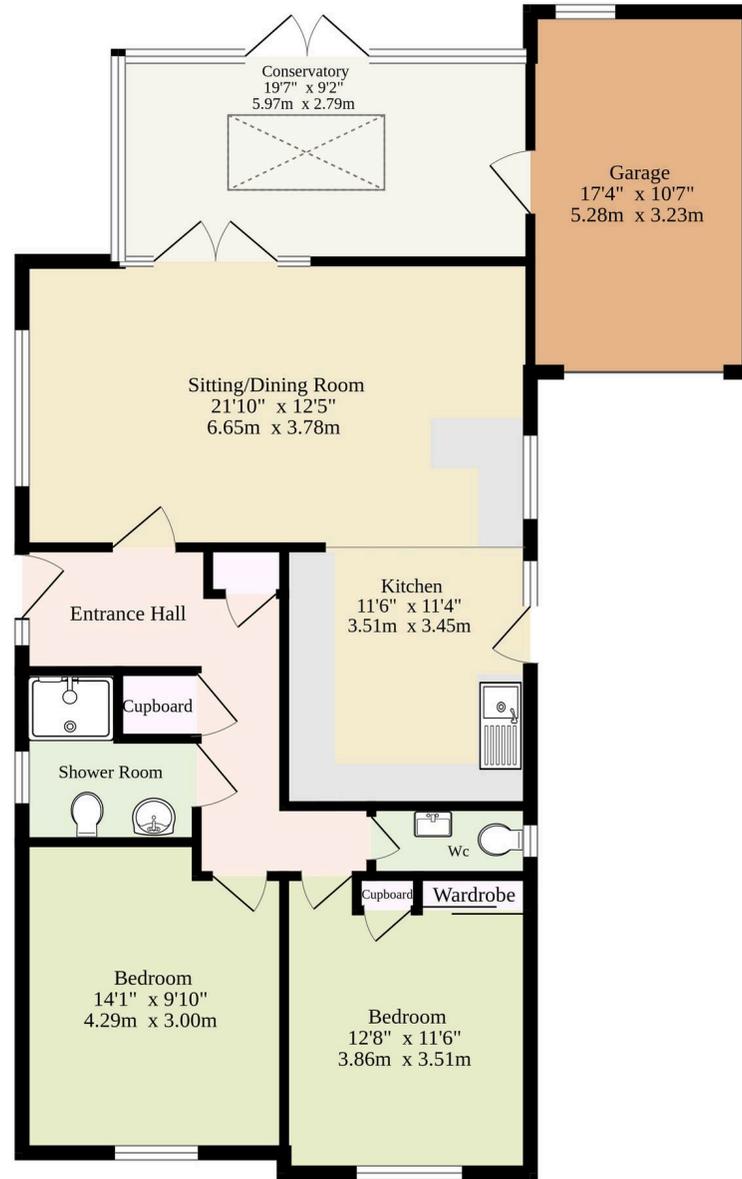
### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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**Ground Floor**  
1206 sq.ft. (112.0 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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