



31 Bracken Avenue, Overstrand

Cromer



Minors & Brady

# 31 Bracken Avenue

## Overstrand, Cromer

Hidden at the end of a quiet cul-de-sac, this detached two-bedroom bungalow is a rare find in the ever-popular seaside village of Overstrand. Offered with no onward chain, it enjoys a sunny south-facing position and a serene woodland backdrop that gives the home a real sense of calm and seclusion. A thoughtfully designed extension has transformed the principal bedroom into a light-filled environment, complete with French doors opening straight onto the garden and an en-suite. The remaining accommodation is equally well balanced, with a welcoming lounge and a kitchen perfectly positioned to enjoy garden views. Outside, the gardens are beautifully arranged for both relaxation and entertaining, enhanced by a versatile garden room. With driveway parking, a garage, and the coast just moments away, this is effortless single-storey living in an exceptional setting.

- Detached two-bedroom bungalow set in a quiet cul-de-sac position
- No onward chain, allowing for a smoother and timely purchase
- South-facing front and rear gardens with a peaceful woodland backdrop
- Extended principal bedroom with French doors opening onto the garden
- En-suite to the master bedroom
- Bright and welcoming lounge with feature brick fireplace
- Well-equipped kitchen overlooking the rear garden
- Versatile garden room with power, ideal for hobbies or relaxing
- Off-road driveway parking plus a garage with electric door
- Located in the sought-after coastal village of Overstrand, close to beaches and local amenities





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## The Location

Set along an attractive stretch of the North Norfolk coastline, Overstrand is a picturesque seaside village located just a couple of miles east of the popular resort town of Cromer. Often referred to as the “village of millionaires” due to its grand Edwardian villas and historic appeal, Overstrand today offers a relaxed, friendly atmosphere with a strong sense of local identity and community spirit.

Despite its village size, Overstrand is well served with day-to-day amenities. These include a village shop and post office, primary school, public house, café, fish shop, and parish church, all contributing to the village’s self-contained and welcoming feel. The layout and scale of the village make it easy to get around on foot, while community events and local groups help foster a close-knit environment.

The surrounding area is ideal for those who enjoy an outdoor lifestyle. A network of coastal and countryside footpaths provides access to scenic walks with far-reaching views across farmland and along the clifftops, while the beach below the village offers a wide expanse of sand that is particularly appealing at low tide. The coastline here is known for being quieter than some neighbouring resorts, making it well suited to walking, dog owners, and those seeking a slower pace of life by the sea.

For a broader range of facilities, Cromer is conveniently close and easily reached by car or regular bus services. The town offers supermarkets and a variety of independent shops, along with primary and secondary schools, medical services including a GP surgery and hospital, and a selection of leisure attractions. Cromer’s pier, promenade, and golf club are well known locally, and the town also benefits from a railway station with direct services to Norwich and connections along the coast, providing practical transport links for commuting or days out without the need to rely on a car.



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Offered with **no onward chain**, this detached two-bedroom bungalow is quietly positioned within a cul-de-sac in the sought-after coastal village of Overstrand. Backing onto woodland and benefitting from a sunny, south-facing aspect, the property offers a wonderful balance of privacy, space and relaxed seaside living.

Inside, the bungalow has been thoughtfully arranged and extended to create two generous double bedrooms. The principal bedroom has been enhanced with a bright extension, featuring dual-aspect windows and French doors that open directly onto the rear garden. This room enjoys a peaceful outlook over the garden and woodland beyond and is complemented by an en-suite shower room.

The second bedroom is also well proportioned, with built-in storage and dual-aspect windows providing plenty of natural light.

The living accommodation includes a comfortable lounge with a feature brick fireplace, creating a warm and welcoming focal point. The kitchen overlooks the rear garden and is well equipped for everyday living, offering ample storage and workspace along with space for appliances.

A practical layout allows the kitchen to feel connected to the garden while remaining functional and easy to maintain.

A separate bathroom serves the home, fitted with a full suite including bath and shower attachment. The entrance hall provides access to all rooms and includes useful storage and loft access, enhancing the property's practicality.



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Outside, the bungalow continues to impress. The front and rear gardens enjoy a south-facing orientation, making them ideal for relaxing, entertaining or simply enjoying the peaceful surroundings.

The rear garden is fully enclosed and attractively landscaped with a combination of patio, lawn and mature planting, while a garden room with power offers flexible additional space. The property also benefits from off-road driveway parking and a garage with electric door, providing both convenience and valuable storage.

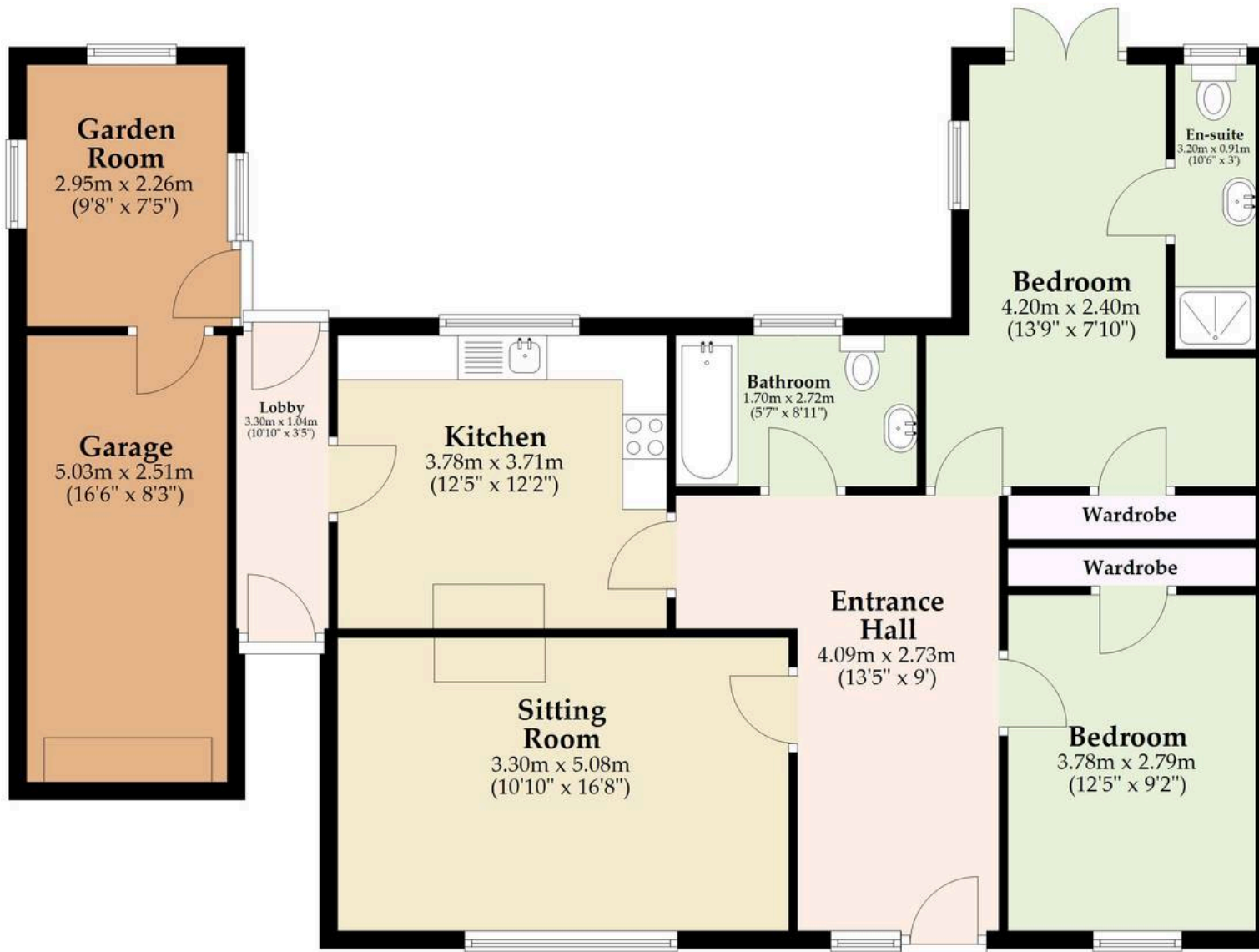
### Agents Note

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



## Ground Floor

Approx. 100.6 sq. metres (1083.1 sq. feet)



Total area: approx. 100.6 sq. metres (1083.1 sq. feet)

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.

Plan produced using PlanUp.

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