



**Sea View Road, Mundesley, Norwich, NR11 8DH**



**welcome to**

**Sea View Road, Mundesley, Norwich**

William H Brown are delighted to offer this four bedroom linked detached house with sea views to die for and is situated within walking distance of amenities, public transport links and Mundesley beach. Call today to book a viewing!



## Description

William H Brown are delighted to offer this 4 bedroom linked detached house with the most amazing sea views the Mundelsey coastline has to offer. Situated on the outskirts of the town centre this ideal family home is within walking distance of the local school, high street and shops, public services and of course the beach. Within 10-15 minutes of driving, you can find the popular market town of North Walsham and the famous seaside town of Cromer.

On the ground floor you can find a large spacious living room, dining area, and a spacious kitchen facing into the rear garden of the property which is also offers access into the garden itself. There is also a conservatory and internal access to the garage. Upstairs are four double bedrooms and the main family bathroom. Both the living room and upstairs bedrooms one & four offer stunning views out to sea.

## Entrance Porch

Door to hallway, coat hooks.

## Cloakroom

Vinyl flooring, low level w/c and wash hand basin.

## Lounge

30' 10" into recess x 14' 11" into recess (9.40m into recess x 4.55m into recess)

Large living room with carpeted flooring, dual aspect windows to front and back, sea views to front, wall lights.

## Dining Room

14' 10" into recess x 9' 11" (4.52m into recess x 3.02m)

Carpeted flooring, door to utility room/garage, patio doors to conservatory.

## Conservatory

9' 9" x 7' 7" (2.97m x 2.31m)

Vinyl flooring, UPVC construction.

## Kitchen

12' 6" x 10' 2" (3.81m x 3.10m)

Vinyl flooring, range of wall and base units, window to rear aspect, stainless steel double drainer sink, double gas cooker and hob, fridge freezer, plumbing for washing machine, pantry cupboard.

## Garage / Utility

Ample parking for one car and a utility area with plumbing for washing machine space for tumble dryer.

## Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)

Carpeted flooring, window to front aspect, TV aerial point, sea views.

## Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

Carpeted flooring, window to side aspect, TV aerial point.

## Bedroom Three

11' 11" x 8' 8" (3.63m x 2.64m)

Vinyl wood effect flooring, window to rear aspect.

## Bedroom Four

8' 10" x 8' 9" (2.69m x 2.67m)

Vinyl wood effect flooring, window to front aspect, sea views.

## Bathroom

Vinyl flooring, window to rear aspect, bath, wash hand basin, low level w/c, shower cubical, heated towel rail.

## Outside

Ample off road parking, patio to the front of the property, rear garden fully enclosed with a lawned area and patio, a large shed (child's Wendy house) and a small garden 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.



**view this property online** [williamhbrown.co.uk/Property/CRM108388](http://williamhbrown.co.uk/Property/CRM108388)



**welcome to**

## **Sea View Road, Mundesley, Norwich**

- CHAIN FREE
- Stunning Sea Views
- Off Street Parking
- Front & Rear Garden
- 4 Double Bedrooms
- Walking distance to the beach

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£325,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CRM108388](http://williamhbrown.co.uk/Property/CRM108388)



Property Ref:  
CRM108388 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01263 513764**



[Cromer@williamhbrown.co.uk](mailto:Cromer@williamhbrown.co.uk)



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**