





The Coach House, Cromer Road, Mundesley, Norwich, NR11 8DB

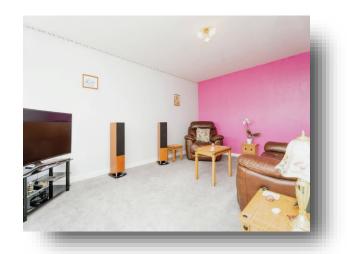


# welcome to

# The Coach House, Cromer Road, Mundesley, Norwich

\*\*\* NO ONWARD CHAIN \*\*\*

Don't miss this Two Bedroom Mid-Terrace Barn Conversion with garden, off street parking and sea views, call us now to book your inspection!













### **Description**

Set in the peaceful coastal village of Mundesley, located just under 9 miles from the busier seaside town of Cromer boasting plenty of amenities to include an 18 hole Golf Course and a Cinema.

Mundesley itself boast a range of amenities from Hairdressers to a Doctor's Surgery, Fish & chip Shop and a few local shops, where you can pick up the essentials. Mundesley prides itself on its Blue Flag status beaches, which are perfect for a relaxing day on the beach.

This property consists of hallway, living room, kitchen, conservatory, downstairs bathroom, two bedrooms upstairs, front & rear gardens and parking at the back of the property

#### **Entrance Hall**

uPVC door to the front aspect and stairs and handrail to the first floor, fuse boxes and coat hooks.

## Lounge

16' 4" x 11' 3" (4.98m x 3.43m)

Double glazed window including blinds to the front aspect with sea views, storage heater, freestanding gas coal effect fire on tiled hearth and carpeted flooring.

#### Kitchen

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

Fitted kitchen with range of oak wood wall and floor units and granite effect work surfaces over, electric range oven and gas hob, cooker hood, washing machine and fridge freezer, sink drainer, tiled splashbacks, cupboard under stairs, double glazed window including blind to the rear aspect, uPVC door to the conservatory and wooden laminate flooring.

## Conservatory

9' 2" x 7' 1" (2.79m x 2.16m)

Double doors to the garden, steps down to the garden, wall mounted electric heater, wooden laminate flooring. (10 year guarantee constructed in 2019)

#### **Bedroom One**

16' 1" x 8' 9" (4.90m x 2.67m)

Sloped ceiling, storage heater, double glazed window including blind to the rear aspect and carpeted flooring.

#### **Bedroom Two**

16' 2" x 6' 8" (4.93m x 2.03m)

Sloped Ceiling, storage heater, double glazed window including blind to the rear aspect, carpeted flooring and airing cupboard with foam lagged cylinder and shelving to the side.

#### **Bathroom**

Suite comprising of bath with electric shower over, wash hand basin, WC, double glazed window including blind, wood effect laminated flooring and wall mounted Baxi gas heater.

#### **Exterior**

To the front of the property is a lawned area with a pathway leading to the front door.

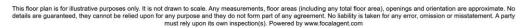
To the rear of the property is a low maintenance garden mainly laid to lawn, gate and metal garden shed with power, pathway to the conservatory and 2 parking spaces.

## **Agents Note:**

Furniture available to separate negotiations.









## welcome to

## The Coach House, Cromer Road, Mundesley, Norwich

- No Onward Chain
- Two Bedroom Coach House Conversion
- Sea Views
- Off Street Parking
- Front & Rear Gardens

Tenure: Freehold EPC Rating: E

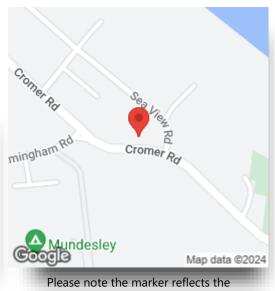
offers over

£210,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108491



Property Ref: CRM108491 - 0006 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.





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