



Albion Road, Mundesley, Norwich, NR11 8DL

welcome to

Albion Road, Mundesley, Norwich

William H Brown are delighted to present this substantial 4/5 Bedroom detached House situated within short walking distance of Mundesley beach and village. This house has to offer spacious living areas, four double bedrooms upstairs with a large master en-suite.



Description

Boasting deceptively spacious accommodation over two floors, this detached house would make an ideal family home or holiday let in the popular North Norfolk coastal village of Mundesley.

The property offers accommodation comprising Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Day Room, Conservatory, Study, Cloakroom and Bedroom Five on the ground floor. On the first floor you will find a Main Bedroom with En-suite Shower Room, three further double Bedrooms and a four piece Family Bathroom and Cloakroom.

Externally, the property benefits from ample off-road parking, integral Garage, detached Workshop with power, lighting and a new multi-fuel coal & log burner and pleasant gardens to front and rear aspects. Viewing is essential to fully appreciate the spacious accommodation on offer here!

Mundesley itself boast a range of amenities from Craft Bakery 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 beaches, which are perfect for a relaxing seaside day and is located just under 9 miles from the busier seaside town of Cromer which offers further amenities to include an 18 hole Golf Course and a Cinema.

Entrance Hall

Door to the side aspect, storage cupboard, radiator, airing cupboard housing gas central heating boiler with 7 years of warranty remaining and carpeted flooring.

Living Room

20' 6" x 11' 8" (6.25m x 3.56m)

Dual aspect double glazed windows to front and side aspects, gas fire, TV point, eleven double power points, radiator and carpeted flooring.

Kitchen

15' 7" x 9' 8" (4.75m x 2.95m)

Fitted kitchen with range of wall and floor units with work surfaces over, Range style cooker with cooker hood above, integrated dishwasher, one and a half sized ceramic sink drainer, tiled splash backs, double glazed windows to the rear and side aspects, door to the side aspect and vinyl flooring.

Dining Room

12' 7" x 10' 4" (3.84m x 3.15m)

Double glazed window to side aspect, storage cupboard, radiator and carpeted flooring.

Day Room

12' 7" x 10' 4" (3.84m x 3.15m)

Patio doors into the Conservatory, six double power points, radiator and laminate flooring.

Conservatory

11' 4" x 7' 8" (3.45m x 2.34m)

Conservatory of uPVC construction with laminate flooring, doors to the garden and integral garage.

Cloakroom

Double glazed window to the side aspect, wash hand basin, WC, extractor fan, radiator and vinyl flooring.

Study

10' 4" x 9' 11" (3.15m x 3.02m)

Double glazed window to the side aspect, stairs to first floor, telephone point, radiator and carpeted flooring.

Bedroom Five

7' 5" x 10' 10" from stairwell (2.26m x 3.30m from stairwell)

Slight sloped ceiling, radiator & double glazed window.

First Floor Landing

Access to a loft space, skylight to the side aspect, wall lights, radiator and carpeted flooring.

Bedroom One

20' 6" x 11' 8" (6.25m x 3.56m)

Double glazed window to the front aspect with sea views, seven double power point, radiator and carpeted flooring.

En-suite Shower Room

Suite comprising shower cubicle, wash hand basin, WC, fully tiled walls, towel rail double glazed window to the side aspect and vinyl flooring.

Bedroom Two

15' 7" x 9' 5" (4.75m x 2.87m)

Double glazed window to the rear aspect, six double power points, radiator and carpeted flooring.

Bedroom Three

13' 7" x 11' 1" (4.14m x 3.38m)

Double glazed window to the rear aspect, five double power points, radiator and carpeted flooring.

Bedroom Four

6' 8" max x 6' 8" (2.03m max x 2.03m)

Double glazed window to side aspect, wardrobe cupboard, radiator and carpeted flooring.

Family Bathroom

Suite comprising bath with mixer taps and electric shower over, separate shower cubicle, WC, His & Hers wash hand basins, extractor fan, towel rail, double glazed window to side aspect, tiled walls and vinyl flooring.

Exterior

To the front of the property is a low level front wall and lawn area, outside tap, power points, ample driveway parking leading to an integral garage with electric roller door, sink drainer, power, lighting and access into Conservatory.

To the rear of the property, you will find an enclosed garden with lawn, shrubs, outside tap, power points and decking area. The property further benefits from a brick built workshop with double glazed windows to front and rear, power, lighting, cavity wall insulation, its own electrical consumer unit and a new multi-fuel coal & log burner.



view this property online williamhbrown.co.uk/Property/CRM108596



welcome to

Albion Road, Mundesley, Norwich

- Detached Family Home
- Sea Views
- Walking distance to Beach & Amenities
- Five Bedrooms - Main with En-Suite
- 1689 Square Feet of Accommodation

Tenure: Freehold EPC Rating: C

offers in excess of

£425,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108596



Property Ref:
CRM108596 - 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



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



williamhbrown.co.uk