



Northfield Road, Mundesley, Norwich, NR11 8JN

welcome to

Northfield Road, Mundesley, Norwich

William H Brown are pleased to present this ex-local authority 3 Bedroom Semi-Detached House situated on a large plot with planning potential (STPP), in the seaside Village of Mundesley. Viewings are essential to truly appreciate the size and potential of this well positioned property.



Description

Located in the village of Mundesley & situated on a large plot, this spacious Semi-Detached House has got lots of potential. First floor accommodation comprises of a large Entrance Hall, a spacious Lounge, a Dining Room/Snug which benefits from a wood-burner, a Kitchen/Diner & Cloakroom. Stairs lead to the first floor which has 3 Bedrooms; two of which are good sized doubles and the third, a single - all with built-in storage cupboards & a Bathroom. Externally the property has a good-sized driveway at the front which provides off-road parking for multiple vehicles. The large rear garden is mainly laid to lawn and is blank canvas new owners to put their stamp on. The plot provides excellent potential to extend the property to the side or rear (subject to planning.)

The property would benefit from some updating, but it would prove to be a fantastic home or investment once completed.

A stone's throw from one of the best beaches in the area, this home offers the best of coastal living. Mundesley is a well-served village which offers a shopping facilities including post office and other amenities including two schools and is also well positioned from which to explore the coast, the Broads and the countryside across this beautiful area.



Ground Floor



First Floor

Agent's Note

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.

Entrance Hall

Door opens into hall with stairs to first floor and doors to Reception Rooms, Cloakroom & opens to Kitchen.

Dining Room/ Snug

12' 5" x 9' (3.78m x 2.74m)

Wood burner inset to fire place, picture rail & double glazed patio door to rear garden.

Lounge

13' 10" x 12' 5" (4.22m x 3.78m)

Storage cupboard, carpeted flooring & rear aspect double glazed window with views over rear garden.

Kitchen

10' 3" x 6' 11" (3.12m x 2.11m)

Fitted with work surface, sink & drainer unit and double glazed window. Opens to main Kitchen/Diner.

Kitchen / Diner

18' 2" x 6' 3" (5.54m x 1.91m)

Opening from Kitchen with base units with work surface over, space & plumbing for freestanding white goods & cooker. Tiled flooring, 2 double glazed windows & door to outside.

Cloakroom

Suite comprising WC.

First Floor Landing

Cupboard and doors to Bedrooms & Bathroom.

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)

Built-in wardrobe, feature fire place, wooden flooring & 2 rear aspect double glazed windows with scenic views.

Bedroom Two

12' 5" x 11' 3" (3.78m x 3.43m)

Built-in wardrobe, wooden flooring & rear aspect double glazed window.

Bedroom Three

9' 3" x 7' 5" (2.82m x 2.26m)

Fitted wardrobe, wooden flooring & front aspect double glazed window.

Bathroom

Suite comprising WC, pedestal wash basin & bath. Wooden flooring & double glazed window.

Outside

To the front of the property is a gravel driveway which provides ample off-road parking.

The enclosed rear garden is laid to lawn, with a sleeper border and a range of shrubs & hedging. The plot provides excellent potential to extend the property to the side or rear (subject to planning.)

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/CRM108768



welcome to

Northfield Road, Mundesley, Norwich

- Ex Local Authority Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms & Fitted Kitchen/Diner
- Upstairs Bathroom & Downstairs Cloakroom
- Large Rear Garden & Off-Road Parking
- Potential to Extend (stpp)
- Quiet Cul-de-Sac Location

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108768



Property Ref:
CRM108768 - 0004

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 buyer's 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