

# Arnolds | Keys



**18 Mountains Road, Corpusty, NR11 6PN**

**Offers Over £200,000**

- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- AMPLE OFF ROAD PARKING
- VILLAGE LOCATION
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES



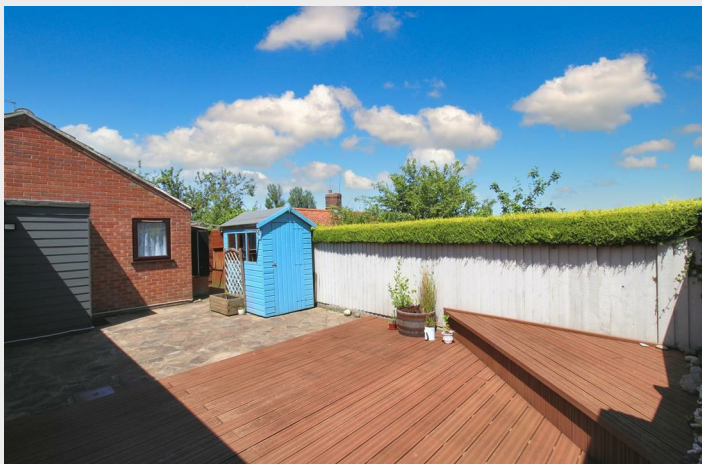
# 18 Mountains Road, Corpusty NR11 6PN

**\*NO ONWARD CHAIN\***

Ideally positioned on a quiet cul-de-sac close to local amenities in the village of Corpusty, this well presented three bedroom bungalow offers bright accommodation with a low maintenance rear garden and off road parking for multiple vehicles.



Council Tax Band: B



## **DESCRIPTION**

Nestled at the end of a quiet cul-de-sac, this well presented bungalow boasts bright, airy and versatile living spaces. Having been altered over time to convert a section of the garage into a bedroom, the home offers three bedrooms, living room, a modern kitchen and bathroom. To the front there is ample off road parking and a delightful enclosed rear garden which is laid to paving and decking, making it ideally low maintenance. The property is situated close to the amenities of Corpusty village which include a shop, post office, pub and a primary school whilst also being surrounded by beautiful countryside; this home is perfect for those looking for a quiet yet convenient lifestyle.

## **HALLWAY**

Timber framed door to front entrance, double glazed UPVC door to rear garden, laminate flooring, radiator.

## **BEDROOM TWO**

Double glazed window to side aspect, laminate flooring, wall mounted electric heater, TV aerial point.

## **BEDROOM THREE**

Double glazed UPVC door to rear garden, carpet flooring, radiator.

## **BATHROOM**

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with electric shower over, pedestal wash hand basin, WC, wall mounted mirrored cupboard and corner shelf unit, vinyl flooring.

## **KITCHEN**

Double glazed window to rear aspect, comprising of wall and base units with laminate wood effect work surface over, inset sink and drainer, space and plumbing for a washing machine, electric double oven with cooker hood over, built in storage cupboard.

## **LIVING ROOM**

Double glazed window to front aspect, laminate flooring, two radiators.

## **BEDROOM ONE**

Double glazed window to front aspect, built in wardrobes, carpet flooring, radiator.

## **EXTERNAL**

To the front the property is approached via a brick-weave driveway with parking for multiple vehicles. The garage has been sectioned to provide a bedroom to the back and has retained the front section for storage with an up and over door and power. To the rear the garden is enclosed and paved with a raised decking area and a shed.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity and water connected.

Oil fired central heating.

Council tax band: B (North Norfolk)



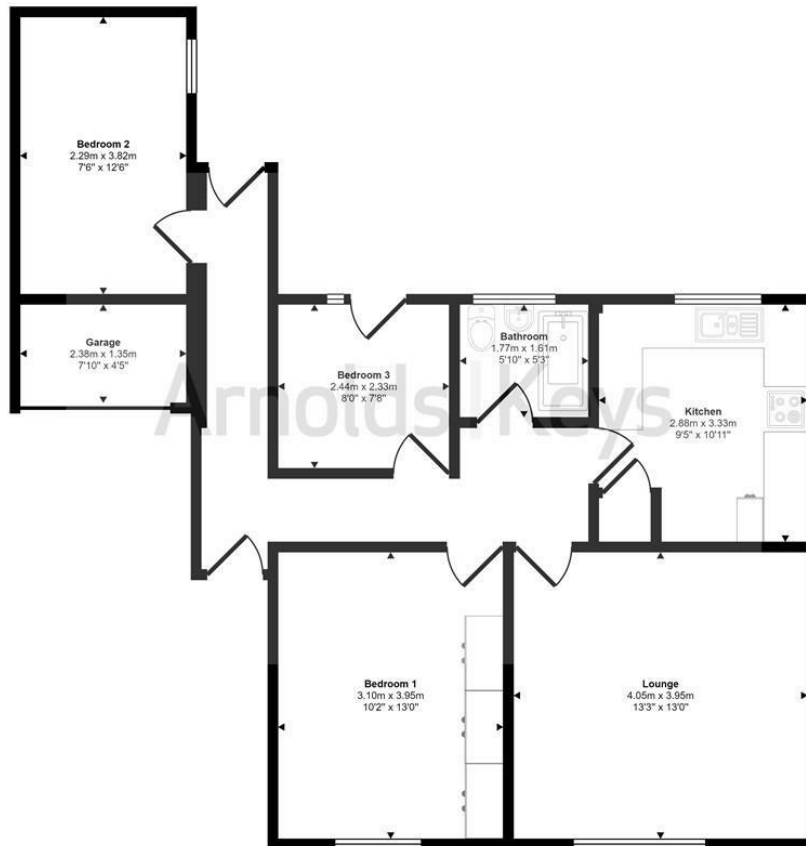
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>60</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Approx Gross Internal Area  
73 sq m / 782 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

