

Arnolds | Keys



Sweet Pea Cottage, 54 High Street, Mundesley, NR11 8JL

Price Guide £340,000

- Tucked away location
- Three bedrooms
- Gas central heating
- Two reception rooms
- Two bathrooms
- Brick & flint cottage
- Conservatory
- Parking
- Close to shops
- Well presented

54 High Street, Mundesley NR11 8JL

Nestled away on the charming High Street of Mundesley, this semi-detached brick and flint cottage offers a delightful coastal living experience. Boasting three bedrooms, this property has a cosy cottage charm that is sure to captivate your heart.

As you step inside, you are greeted by a cottage-style interior that exudes warmth and character. The cosy sitting room is perfect for relaxing evenings by the fireplace, while the separate dining room offers a lovely space for entertaining guests or enjoying family meals.

With a bathroom and ensuite, this cottage offers convenience and comfort for you and your family. Whether you're looking for a permanent residence or a holiday home, this property has the potential to fulfill your dreams of coastal living.



Council Tax Band:



ENTRANCE

UPVC double glazed window and door to the front opening into the hall with stairs to first floor. Radiator, wood effect laminate floor, ceiling light, doors to cosy lounge and kitchen.

LOUNGE

Two UPVC double glazed windows to the front, carpet, inset spot lighting, TV point, feature stone fireplace and hearth.

KITCHEN

Shaker style white kitchen with wood effect work top over, inset round stainless steel sink with drainer and mixer tap over. Built in electric oven and hob above with extractor hood over. Matching range of wall mounted cupboards and glass display units, part tiled splashbacks. Two small pane UPVC double glazed windows to the front, further door to a utility cupboard with plumbing for washing machine and tumble dryer. Ceiling lights and radiator, vinyl floor covering, opening to

DINING ROOM

A lovely room with space for a good size table and chairs, carpet, radiator, two ceiling lights, door to cupboard which houses the gas central heating boiler and meter. UPVC double glazed door to

CONSERVATORY

A brick base construction with UPVC double glazed windows to the side, french doors to the rear, exposed flint wall, vinyl flooring and wall light point.

LANDING

Doors to all rooms, carpet, ceiling light, access to roof space.

BEDROOM ONE

Small pane UPVC double glazed window to the front, carpet, ceiling light and radiator.

BEDROOM TWO

Small pane UPVC double glazed window to the side, carpet, two doors to built in wardrobes, TV point, ceiling light, door to

ENSUITE

Two double glazed velux roof light windows. Panelled bath with waterfall shower head over and glazed shower screen. Pedestal wash hand basin, low level WC, wall mounted heated towel rail, ceiling light and tiled flooring.

BEDROOM THREE

Small pane UPVC double glazed window to the front, carpet, radiator and ceiling light.

BATHROOM

Velux roof light window, panelled bath with shower over, UPVC double glazed window to the side, wall mounted heated towel rail, pedestal wash hand basin, low level WC.

OUTSIDE

The cottage is in a tucked away location, there is a gravel driveway with parking for two cars, space for table and chairs. To the rear of the property there is a paved patio seating area and low maintenance garden which is enclosed by timber fencing and a five bar gate leading to a further parking space.

AGENTS NOTE

This cottage is Freehold, has all mains services connected, gas, water and electricity. It is on mains drainage.

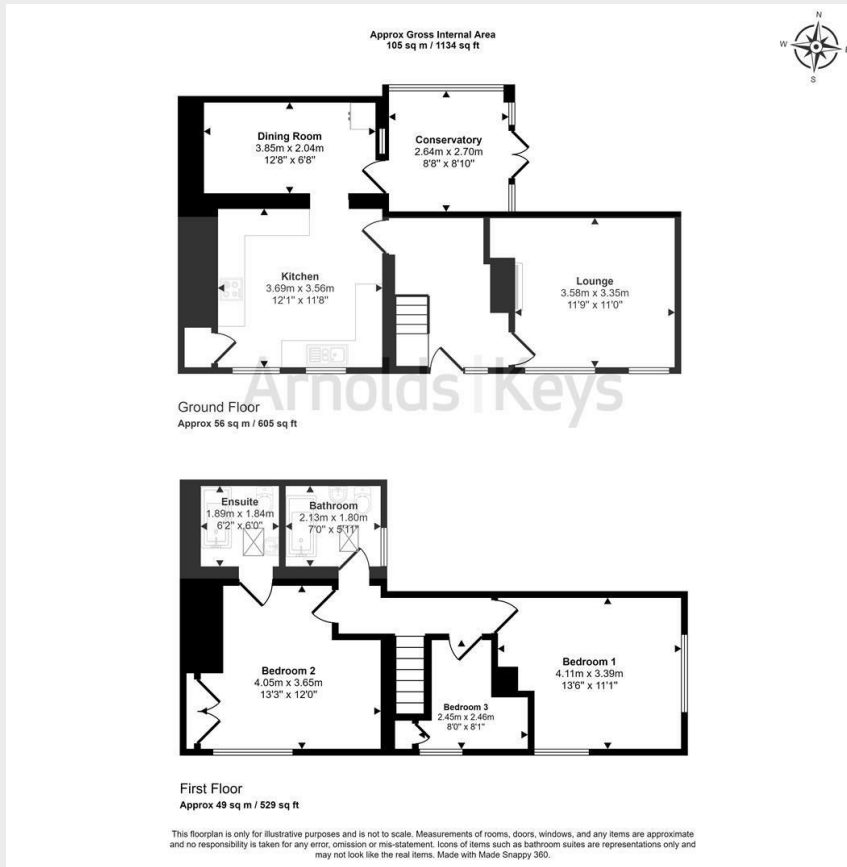


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

