



17a Texel Way, Mundesley, NR11 8DP

Price Guide £395,000

- Detached bungalow
- Three double bedrooms
- Lounge
- Utility room
- Bathroom & Ensuite
- Immaculately presented
- Conservatory
- Kitchen/diner
- Garage & off road parking
- No onward chain



# 17a Texel Way, Mundesley NR11 8DP

A detached bungalow set on the edge of the village of Mundesley, with just a short walk to the village centre and local amenities.

The bungalow is set in a cul-de-sac location with a south facing rear garden. The property is well presented and offers light and spacious accommodation throughout, off road parking and a single garage.

This property has no onward chain.



Council Tax Band: D





### **HALLWAY**

UPVC double glazed door to hallway with wood effect vinyl flooring, radiator, ceiling light, doors to all rooms and access to loft which has potential to be converted (subject to relevant building and planning permissions). Door to large airing cupboard housing water tank..

### **KITCHEN/BREAKFAST ROOM**

UPVC double glazed window to the front, tiled flooring, ceiling light. Range of light wood base and drawer units with black work surface over, inset one and half bowl sink unit and mixer tap, provision for fridge/freezer and dishwasher. Built in eye level double oven and inset four ring gas hob with extractor hood above. Matching range of wall mounted cupboards. TV point.

### **UTILITY**

UPVC double glazed window to the side, matching cupboards as kitchen with a range of base and wall cupboards, inset stainless steel sink unit with mixer tap, provision for washing machine and tumble dryer. Wall mounted gas central heating boiler. Ceiling light and tiled flooring.

### **LOUNGE**

Two sets of sliding UPVC double glazed patio doors one to the conservatory and the other to the rear garden. Carpet, two radiators, TV point, three wall light points, and ceiling light and fan. Fire place surround with marble back drop and hearth.

### **CONSERVATORY**

Brick base construction with solid insulated roof, UPVC double glazed windows to the sides and rear and French doors opening into the garden. Vinyl flooring, wall mounted electric heater, two wall light points, sliding patio doors into the lounge and bedroom.

### **BEDROOM ONE**

Door to hallway and French doors to conservatory, carpet, radiator, ceiling light, double built in wardrobe, TV point and door to

### **ENSUITE SHOWER ROOM**

UPVC double glazed window to the side. Extensively tiled walls, walk in shower cubicle with glazed door, low level WC, pedestal wash hand basin, ceiling light, wall mounted heated towel rail and tiled flooring.

### **BEDROOM TWO**

UPVC double glazed window to the front, radiator, carpet, ceiling light, built in double wardrobe, TV point.

### **BEDROOM THREE**

UPVC double glazed window to the side. Radiator, ceiling light, carpet. TV point.

### **BATHROOM**

UPVC double glazed window to the side. Three piece suite offering panelled bath with shower over, Low level WC, pedestal wash hand basin. Ceiling light, extensively tiled walls and floors, wall mounted heated towel rail.

### **OUTSIDE**

The property is approached by a brick weave driveway with parking for three cars, leading to the single GARAGE with up and over style door, power and light and personal door to the rear garden. There is also double gates for extra secure parking. Outside lighting and water tap, garden gate leading to the rear garden which is mainly laid to lawn, patio seating area, mature flower bed and shrub borders and vegetable patch.

### **AGENTS NOTE**

This is a freehold property with all mains services connected and mains drainage. The council tax is band D.



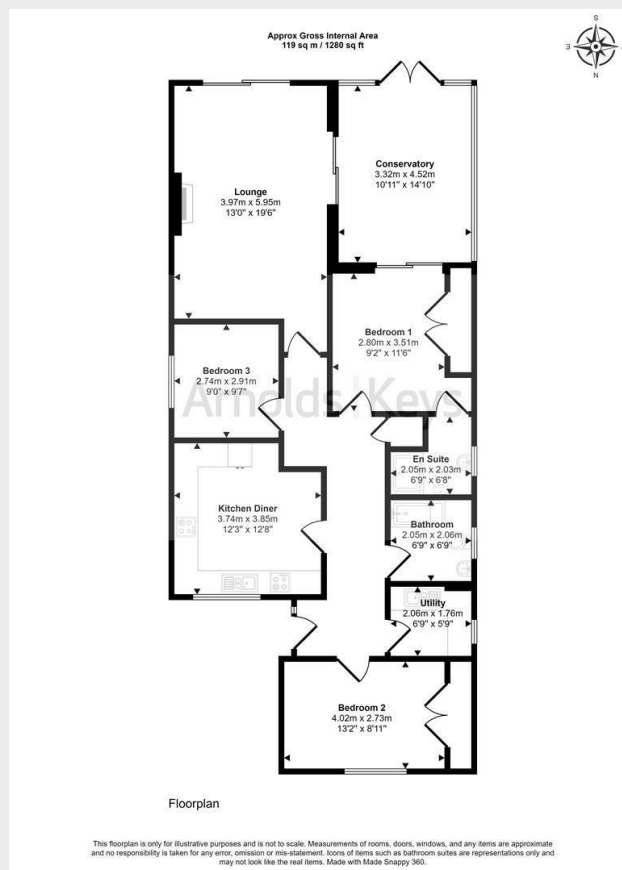


## Viewings

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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	



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.



11 Station Road, Sheringham, Norfolk, NR26 8RE  
01263 822373

coastal@arnoldskeys.com  
www.arnoldskeys.com