



**41 Northfield Road, Mundesley, NR11 8JN**

**Price Guide £250,000**

- Semi-detached house
- Three bedrooms
- Kitchen
- Gas central heating
- Close to village centre
- No onward chain
- Two reception rooms
- Utility room
- Enclosed gardens
- Some updating needed



# 41 Northfield Road, Mundesley NR11 8JN

A semi- detached ex local authority property located with a short walk to the village centre of Mundesley. This charming North Norfolk village offers many amenities to include, a primary and junior school, medical centre, many shops, pubs and restaurants along with a beautiful sandy beach.

The property is offered with NO ONWARD CHAIN, three bedrooms and shower room on the first floor and two reception room, utility, kitchen, study area on the ground floor. A lovely westerly facing garden to the rear, gas central heating and UPVC double glazed windows and doors. This property does have a section 157 restriction meaning that you will, have to lived or worked in Norfolk for the past three years.

This property does need a little updating but will make a super family home.



Council Tax Band: B





### HALLWAY

UPVC double glazed entrance door opening into entrance hallway. Stairs lead up to the first floor, carpet, ceiling light, door to storage cupboard and radiator.

### LOUNGE

UPVC double glazed window to the rear. Carpet, wooden fire surround with inset coal effect gas fire on marble hearth. Radiator, ceiling light and picture rail.

### DINING ROOM

UPVC double glazed window to the rear. Carpet, ceiling light, radiator, wooden fire mantle and surround on tiled hearth (currently unused).

### STUDY/UTILITY AREA

UPVC double glazed window to the front, door to storage cupboard. Radiator, carpet, base storage cupboard with work top over, space and plumbing for washing machine. Door to

### KITCHEN

UPVC double glazed window to the front and obscure glazed UPVC double glazed window to the side. Range of base, drawer and wall cupboards, inset stainless steel sink unit with mixer tap. Built in cooker and electric hob over with extractor fan above. Ceiling spot lights, vinyl flooring and radiator. Door to

### UTILITY ROOM

UPVC double glazed window to side, base unit with inset stainless steel sink unit. Vinyl flooring, ceiling light and UPVC double glazed door to rear porch.

### REAR PORCH

UPVC double glazed windows to the sides and door to rear garden.

### LANDING

Doors to all rooms, carpet, access to roof space, door to airing cupboard and UPVC double glazed window to the front.

### BEDROOM ONE

Two UPVC double glazed windows to the rear, carpet, radiator, ceiling light and door to storage cupboard.

### BEDROOM TWO

UPVC double glazed window to the rear, carpet, ceiling light and radiator. Door to storage cupboard.

### BEDROOM THREE

UPVC double glazed window to the front. Radiator, carpet and ceiling light.

### SHOWER ROOM

Corner glazed shower cubicle with electric shower over, tiled walls, vanity wash hand basin with storage cupboard beneath, low level WC. Vinyl flooring, ceiling light, UVC double glazed window to the side and radiator.

### OUTSIDE

The front garden is mainly laid to lawn with mature hedging to front and side. Pathway to the front door and round to the rear side access. The rear garden is westerly facing which is split into three sections and has lawn area, mature trees and flowerbeds. Garden shed and outside tap.

### AGENTS NOTE

The property is Freehold and has all mains services connected, gas, electricity, water and mains drainage. It has a council tax band B.

The property has a covenant of a Section 157 meaning that you have to have lived or worked in Norfolk for the past three years.






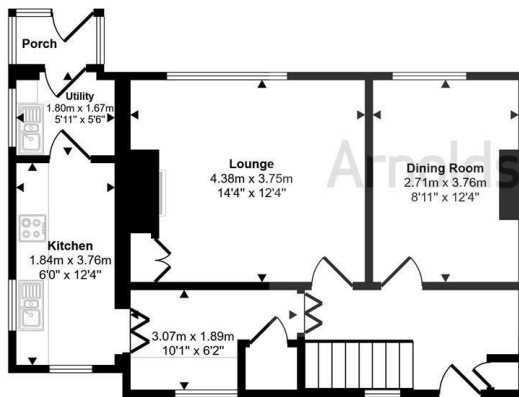
## Viewings

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

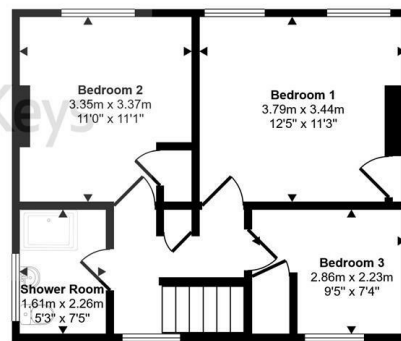
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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  
98 sq m / 1061 sq ft



Ground Floor  
Approx 56 sq m / 599 sq ft



First Floor  
Approx 42 sq m / 452 sq ft

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 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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