

# Arnolds | Keys



**76a High Street, Mundesley, Mundesley, NR11 8JL**

**Price Guide £375,000**

- Elevated position
- Family bathroom & Ensuite
- Enclosed gardens
- Gas central heating
- Short walk to beach and shops
- Three double bedrooms
- Conservatory
- Parking for three cars
- Beautifully presented
- Village location



# 76a High Street, Mundesley NR11 8JL

A beautifully presented detached house, set in an elevated position with just a short walk to the village centre and lovely sandy beaches.

A spacious property offering three double bedrooms, two bathrooms and ground floor WC and large modern kitchen/diner at the front elevation, with a lovely light lounge and conservatory at the rear over looking the garden. There is off road parking for three cars.

Mundesley is a quaint seaside village with some beautiful independent shops and good medical center and has a very reliable bus service to the local towns of Cromer and North Walsham.



Council Tax Band: D





## ENTRANCE HALL

Wood flooring, radiator, stairs to first floor, stairs to first floor, door to understairs storage cupboard. Ceiling light and doors to kitchen, lounge and cloakroom.

## KITCHEN/DINER

UPVC double glazed window to the front and side. Modern kitchen with a range of grey base, wall and drawer units, built in dishwasher and washing machine, gas hob with extractor hood above and built in double oven beneath. One and half bowl stainless steel sink unit with mixer tap. Large dining space for table and chairs, two ceiling lights and laminate flooring. Radiator.

## CLOAKROOM

UPVC double glazed window to the side. Half tiled walls, low level WC, hand basin, wall mounted heated towel rail. Ceiling light and wood flooring.

## LOUNGE

UPVC double glazed window to the side, sliding patio doors to the rear. Wood flooring, radiator, two ceiling lights, TV point, second set of sliding patio doors opening into the conservatory.

## CONSERVATORY

Of brick base construction with UPVC windows to the rear and sides and French doors opening onto the patio seating area, panelled roof. Laminate wood flooring. Two wall light points, radiator.

## FIRST FLOOR

### LANDING

Beautiful spacious landing with UPVC double glazed window to the front, wood flooring, doors to all bedrooms, bathroom and airing cupboard. Access to roof space with light and loft ladder.

### BEDROOM ONE

A lovely light room with UPVC double glazed window to the front, wood flooring, ceiling light, radiator, TV point. Door to:

### ENSUITE SHOWER ROOM

UPVC double glazed window to the side, walk in shower cubicle, hand basin, WC, tiled walls and flooring. Wall mounted heated towel rail.

### BEDROOM TWO

UPVC double glazed window to the rear, radiator, wood flooring, ceiling light.

### BEDROOM THREE

UPVC double glazed windows to the side and rear. Radiator, wood flooring and ceiling light.

### FAMILY BATHROOM

Extensively tiled walls, contemporary tub bath with central flow mixer tap and shower attachment. Hand basin with storage cupboard beneath, WC. UPVC double glazed window to the side.

## OUTSIDE

The property is approached by a gravelled parking area for three cars, and steps leading up to the front covered entrance porch. The front garden is beautifully presented with a rockery at the front, shingled pathway leading round to both sides of the property. The rear garden is fully enclosed with patio seating area and pergola above, trellis fencing and gate leading to the lawn area, which is enclosed by panel fencing, mature tree and shrubs. Outside water tap and lighting. Large workshop with power and light.

## AGENTS NOTE

This is a freehold property, has a council tax band D. All main services are connected gas, water, electricity and mains drainage. There is a section 157 on this property which is to be removed for 6 months  
fin or be





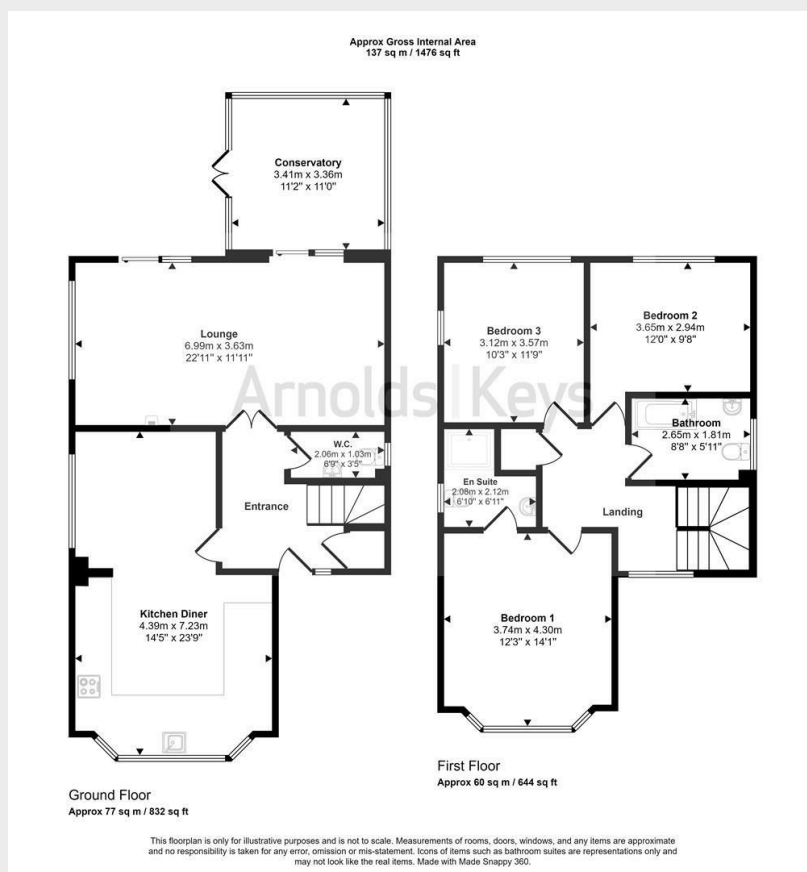
## Viewings

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>86</b>
(81-91) <b>B</b>	<b>77</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	



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