



15 Gorse Close, Mundesley, Norwich, NR11 8JZ

Price Guide £265,000

- No onward chain
- Gas fired central heating
- Two bedrooms
- Walking distance of village centre
- Cul-de-sac location
- Conservatory at rear
- Garage and off-road parking
- Well-proportioned accommodation

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Offered with no onward chain is this semi-detached bungalow enjoying a cul-de-sac setting on this popular residential development within walking distance of the village centre. The property offers nicely proportioned accommodation which has been extended by the provision of a conservatory at the rear. The property has the benefit of full gas fired central heating and UPVC sealed unit windows throughout.

Mundesley itself is a popular village on the North Norfolk coast offering a good selection of local shops, restaurants and a wonderful sandy beach. The principal coastal town of Cromer is just six miles distant.



Council Tax Band: C



ENTRANCE LOBBY

Part glazed UPVC entrance door, built in coat cupboard.

CLOAKROOM

Radiator, close coupled w.c., pedestal wash basin with tiled splashback, wall mounted cabinet, window to front aspect.

LOUNGE/DINING ROOM

Window to front aspect, two radiators, provision for TV. Door leading to:

KITCHEN

Comprehensive range of base and wall cabinets with laminated work surfaces and tiled splashbacks, inset stainless steel sink unit, provision for washing machine, provision for gas or electric cooker with filter hood above, space for under-counter refrigerator, wall mounted gas boiler providing central heating and domestic hot water, radiator, window and glazed door to side aspect.

INNER LOBBY

Access to roof space, built in airing cupboard, door to:

SHOWER ROOM

Level entry shower enclosure with electric power shower and glazed screen. Pedestal wash basin, close coupled w.c., radiator, fully tiled walls, window to side aspect.

BEDROOM 1

Radiator, window to rear aspect, range of fitted wardrobe cupboards.

BEDROOM 2

Radiator, two glazed doors opening to:

CONSERVATORY

Of UPVC construction, fitted roller blinds to windows, door to rear garden.

OUTSIDE

Brick built GARAGE; With up and over entrance door, personal side door, electric light and power.

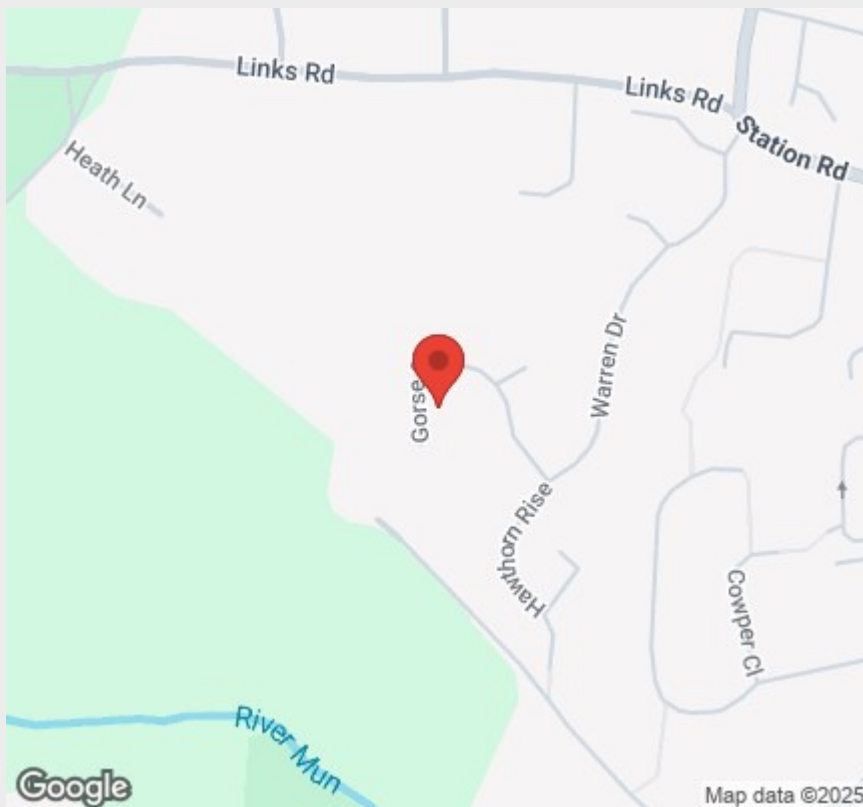
GARDENS

To the front of the property is a small, open-plan garden area with a brick weave driveway and turning area. A gate then leads to the enclosed rear garden with a lawned area surrounded by established shrub planting. There is a small patio immediately at the rear.

AGENT'S NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band C.






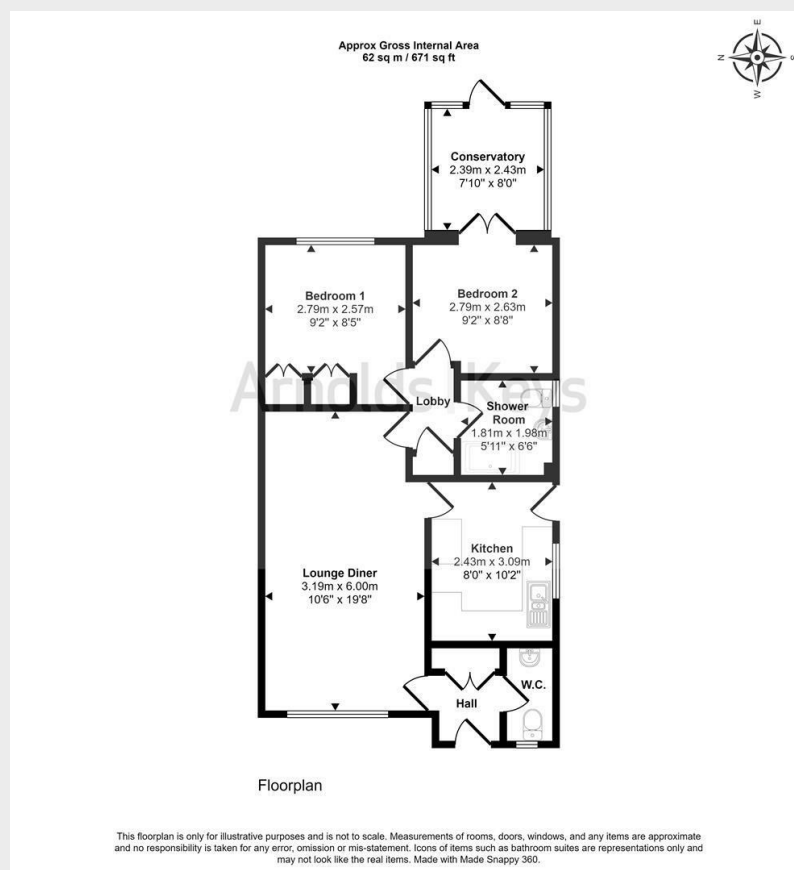
Viewings

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		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(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, 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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