

Aldreds
Estate Agents



2a Church Lane, Mundesley, NR11 8AU

£400,000





2a Church Lane

Mundesley, NR11 8AU

- Spacious Detached House
- Triple Aspect Lounge
- Three Double Bedrooms
- Gas Fired Central Heating
- Beautifully Maintained Garden
- Beautifully Presented in a Contemporary Style
- Generous Kitchen/Diner
- Ground Floor Cloakroom & First Floor Bathroom
- Insulated Garden Building
- Recently Constructed Garage and Parking

Aldreds are pleased to offer this three bedroom detached house situated in the sought after coastal village of Mundesley. This beautifully presented home offers light and spacious accommodation including an entrance hall, a 6.55m triple aspect lounge, spacious kitchen/diner with utility space and pantry, ground floor cloakroom, three first floor double bedrooms and bathroom. A particular feature of the property is the insulated garden building, ideal as a home office or leisure space and the recently constructed 5.75m x 4.65m garage to the rear. The property offers gas fired central heating, a nicely enclosed garden and parking for two cars. Early internal viewing is highly recommended to appreciate this well appointed property.

£400,000



Entrance Hall

Part glazed glazed composite entrance door with glazed side panels, radiator, power points, telephone point, smoke detector, stairs to the first floor landing, doors leading off;

Lounge 21'5" x 11'11" (6.55m x 3.64m)

A spacious triple aspect room with windows to front and side, rear facing glazed French doors leading to garden, brick fireplace backdrop, power points, television point, telephone point, two radiators, wall lighting.

Kitchen/Diner 21'5" x 9'7" (6.53m x 2.94m)

Windows to front and rear aspects, a range of modern fitted kitchen units with rolled edge work surface, sink drainer with mixer tap, space for range cooker with stainless steel chimney style extractor over, integrated dishwasher, power points, radiator, open plan access to;





Utility Area

Pantry cupboard, store cupboard, a range of fitted units, plumbing for washing machine, radiator, window to rear aspect, door to rear garden, door giving access to;

Cloakroom

Rear facing obscure glazed window, low level w.c., hand wash basin.

First Floor Landing

Rear facing window, airing cupboard housing gas fired boiler for hot water and central heating, doors leading off;

Bedroom 1 11'11" x 11'3" (3.64m x 3.43m)

Windows to side and rear aspects, radiator, power points.

Bedroom 2 14'11" x 9'10" (4.55m x 3.01m)

Windows to front and side aspects, radiator, points, built-in cupboard.

Bedroom 3 12'6" x 9'8" (3.82m x 2.96m)

Window to front aspect, radiator, power points, built-in wardrobe.

Directions

Arriving in Mundesley on the Trunch Road B1145, continue as the road runs into the High Street. In the centre of the village, turn left into Station Road, then Right into Church Lane, where the property can be found a short way along on the left, located by our 'For Sale' board.



Bathroom

Rear facing obscure glazed window, panelled P-shaped bath with shower screen and raindrop showerhead over, hand wash basin within a fitted storage unit, heated towel rail, low level w.c., ventilation, electric underfloor heating.

Outside

The property occupies a pleasant position with a lawned front garden with a picket style fencing to a raised level with pedestrian gate giving access to main entrance. The front garden offers a timber garden shed and access to the rear where there is a delightful enclosed garden with close board panel fencing to boundaries, laid to lawn with shingled areas, with two parking spaces beyond, access via pedestrian gate.

Garden Building 16'4" x 7'9" (5m x 2.38m)

A wonderful additional space, insulated with glazed French doors and windows to front aspect, power points with USB charging, inset LED ceiling lighting, hard wired for Wi-Fi.

Garage 18'10" x 15'3" (5.75m x 4.65m)

Recently constructed and insulated with electrically operated roller door, side service door, power and lighting, mezzanine storage area.

Tenure

Freehold.

Services

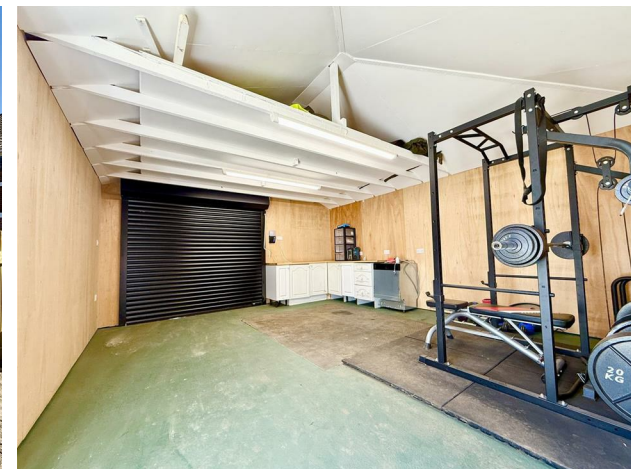
Mains water, electric, drainage and gas.

Council Tax

North Norfolk District Council - Band: 'D'

Reference

PJL/S9929



Floor Plans



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

