







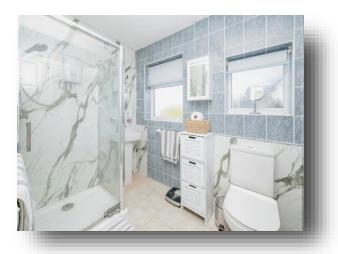


## welcome to

# **Texel Way, Mundesley, Norwich**

Being sold with NO ONWARD CHAIN, this spacious detached bungalow would make an ideal main residence or second home, within walking distance of Mundesley beach and village centre!













#### Description

Situated on a corner plot at the end of a quiet, residential cul-de-sac off Cromer Road in Mundesley, this spacious detached bungalow would make an ideal home for someone desiring one-level living by the coast. The property has scope for a rear or side extension and could be developed further subject to planning permission. The property currently offers accommodation comprising entrance hall, dual aspect lounge, conservatory, kitchen, two double bedrooms and a shower room. Externally, the property boasts a front garden with driveway for parking leading to a single garage. At the rear of the property there is a generous garden mainly laid to lawn with patio, brick shed, garden shed, plants, bushes and fencing. NO ONWARD CHAIN!

#### **Entrance Hall**

Entrance door to side aspect, storage cupboard, loft access, telephone point, radiator and carpeted flooring

#### Lounge

22' 6" x 12' 11" (6.86m x 3.94m)

Double glazed window to rear aspect and patio doors into Conservatory, serving hatch, electric fireplace, telephone and television points, radiator and carpeted flooring

#### Conservatory

13' 5" x 7' 8" (4.09m x 2.34m)

Conservatory of uPVC construction with brick base, wall lights and tiled flooring

#### Kitchen

12' 3" x 11' 4" (3.73m x 3.45m)

Fitted kitchen with range of wall and base units with work surfaces over, eye level electric oven, gas hob with cooker hood above, plumbing for washing machine, cupboard housing gas central heating boiler, sink drainer, space for fridge freezer, double glazed window to side aspect and door into garden, tiled splash backs and vinyl flooring

#### **Bedroom One**

13' x 12' 3" (3.96m x 3.73m)

Double glazed window to front aspect, wall lights, radiator and carpeted flooring



#### **Bedroom Two**

9' 10" x 8' 11" (3.00m x 2.72m)

Double glazed window to front aspect, fitted wardrobe, television point, radiator and carpeted flooring

#### **Shower Room**

Suite comprising shower cubicle with electric shower, WC, wash hand basin, radiator, double glazed window to side aspect, part tiled walls and tiled flooring

#### **Exterior**

At the front of the property there is a front lawn with shrubs and a driveway for parking leading to a single garage with up and over door, power and lighting. At the rear of the property there is generous garden mainly laid to lawn with patio, brick shed, garden shed, shrubs, fencing and access gate to front. The property also boasts solar panels on a lease agreement with approximately 11 years remaining, which reduces the energy bills for the owner.

### **Agents Note:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for an purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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# **Texel Way, Mundesley, Norwich**

- Generous Garden
- Potential to Extend (STPP)
- Garage and Driveway Parking
- Two Double Bedrooms
- No Onward Chain

Tenure: Freehold EPC Rating: B

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM108815



Property Ref: NWM108815 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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