



**Texel Way, Mundesley, Norwich, NR11 8DP**

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**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 any 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

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Property Ref:  
NWM108815 - 0005

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