









# welcome to

# **High Street, Mundesley Norwich**

\*\*DETACHED FAMILY HOME\*\* This well presented 3 bedroom detached house on the North Norfolk coast would make an ideal family home within walking distance of village shops and Mundesley Beach!













Built in 2009, this individual detached house with off road parking for three vehicles and low maintenance rear garden is situated in the highly sought after North Norfolk coastal village of Mundesley. The property offers accommodation comprising entrance hall, kitchen/diner, lounge with sliding doors into the garden room and a downstairs cloakroom. On the first floor, you will find a master bedroom with en suite shower room, two further bedrooms and a family bathroom. Externally, the property boasts off road parking for three vehicles and a low maintenance enclosed rear garden.

#### **Entrance Hall**

Entrance door and double glazed window to the front aspect, stairs to first floor, under stairs cupboard, radiator and wooden flooring.

## Lounge

23' x 12' 1" ( 7.01m x 3.68m )

Electric fire, double glazed window to the side aspect, sliding doors into Garden Room and the Conservatory, radiator and wooden flooring.

### Kitchen / Diner

21' 5" x 10' 4" ( 6.53m x 3.15m )

Fitted kitchen with range of wall and base units with work surfaces over, electric oven and gas hob with cooker hood above, space for fridge freezer, integral dishwasher and washing machine, one and a half stainless steel sink drainer, gas central heating boiler installed in 2024, double glazed bay window to the side aspect, fitted blinds, radiator and laminated flooring.

#### **Garden Room**

12' x 11' 10" ( 3.66m x 3.61m )

UPVC windows and doors with insulated roof, wall lights, radiator and laminated flooring.

#### Cloakroom

Suite comprising of wash hand basin and WC, towel rail, part tiled walls, double glazed window to the side aspect and wooden flooring.

# **First Floor Landing**

Access to the boarded loft via loft ladder, airing cupboard housing water tank, double glazed window to the front aspect, radiator and wooden flooring.

#### **Bedroom One**

12' 5" x 12' ( 3.78m x 3.66m ) Double glazed bay window to the front aspect, radiator and wooden flooring.

#### **En Suite Shower Room**

Suite comprising of shower cubicle, wash hand basin, WC, shaver point, extractor fan, towel rail, fully tiled walls, double glazed window to the side aspect and tiled flooring.

#### **Bedroom Two**

12' x 10' 6" ( 3.66m x 3.20m )

Double glazed windows to the side and rear aspects, radiator and laminate flooring.

#### **Bedroom Three**

12' 2" x 8' 9" ( 3.71m x 2.67m )

Double glazed window to the rear aspect, fitted blinds, radiator and laminate flooring.

# **Family Bathroom**

Suite comprising of freestanding bath with mixer tap and shower attachment, WC, wash hand basin, fully tiled walls, towel rail, double glazed window to the side aspect with fitted blinds and laminate flooring.

#### Exterior

At the front of the property is a front garden with lawn, shrubs, footpath to front door and driveway parking for up to three vehicles. At the rear of the property is a low maintenance garden laid to lawn with patio, gate to front aspect, garden shed with power, shrubs and bushes.

## **Agents Note:**

This property is subject to a s157 restriction. The s157 restriction requires that a new owner must have previously lived or worked in Norfolk for three years before their purchase. In the case of joint purchasers only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.







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# **High Street, Mundesley Norwich**

- Driveway Parking
- 2024 Gas Central Heating Boiler
- Master Bedroom with En Suite Shower Room
- Individually Built in 2009
- Walking Distance to Mundesley Beach

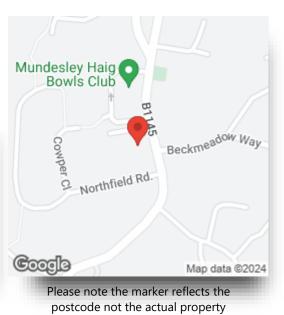
Tenure: Freehold EPC Rating: C

# £400,000









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Property Ref: NWM106283 - 0004 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 buyers 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.





01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk, NR28 9BZ



williamhbrown.co.uk

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