



**High Street, Mundesley Norwich NR11 8JL**



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## **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.



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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## 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

offers over

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM106283 - 0008

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