



**The Spinney, Mundesley Road, Paston, North Walsham,
NR28 9TE**

welcome to

The Spinney, Mundesley Road, Paston, North Walsham

Located in the countryside village of Paston, and approximately 1 mile from the North Norfolk Coast, is this one of a kind 3 Bedroom, Detached Bungalow which occupies a generous plot and boasts fields to the front & rear aspects.

Viewing is essential!



Description

Situated between the seaside villages of Mundesley and Bacton which both offer a variety of amenities & transport links, in the rural village of Paston, this Detached Bungalow occupies a generous plot with field views to front and rear.

The property offers accommodation comprising Entrance Hall with office area, Living Room, Kitchen/Diner, Conservatory, 3 double Bedrooms (Main with Wet Room En-Suite) & Shower Room. Externally, the property benefits from ample off-road parking with a gated entrance, a detached timber Garage and generous, landscaped rear garden. The property has been extended and adapted since its original construction and needs to be viewed to fully appreciate the fabulous accommodation on offer.

Entrance Hall

Door opens into hallway with office space, telephone point, carpeted flooring & double glazed windows. Doors to Living Room & Bedroom One.

Living Room

14' 6" x 12' 11" (4.42m x 3.94m)

Wood burner inset to fireplace with hearth & mantel piece, carpeted flooring, radiator & double glazed window. Door into Inner Hall.

Inner Hall

Doors to Kitchen, Bedroom Two, Three & Shower Room.

Kitchen

Fitted with a range of wall & base units, granite work surface with 1 1/2 sink & drainer unit and tiled splash back. Electric oven with electric hob, plumbing for washing machine, space for fridge/freezer and TV point. LVT vinyl flooring, spotlights, radiator, skylight & double glazed window. Door to Conservatory.

Conservatory

14' 5" x 12' 2" (4.39m x 3.71m)

Brick base with uPVC double glazed windows to 3 sides, LVT vinyl flooring and wall mounted radiator. Double glazed patio doors to outside.

Bedroom One

18' 6" x 12' 2" (5.64m x 3.71m)

TV & telephone points, carpeted flooring, radiator, double glazed window & patio doors to outside. Door to Wet Room.

Wet Room

Part-tiled suite comprising WC, wash basin & electric shower. Extractor fan, towel rail & double glazed window.

Bedroom Two

12' 11" x 11' 10" (3.94m x 3.61m)

Carpeted flooring, radiator & double glazed window.

Bedroom Three

11' 10" x 10' 3" (3.61m x 3.12m)

Fitted wardrobe, carpeted flooring, radiator & double glazed window.

Shower Room

Part-tiled suite comprising WC, wash basin inset to vanity unit & walk-in shower with rainfall attachment. Tiled flooring, towel rail & double glazed windows.

Exterior

At the front of the property is a gated entrance leading to large gravel driveway and detached timber garage. There is also a front lawn with patio and mature hedging.

At the rear of the property is a generous garden which has been tastefully landscaped with lawn, patio, shingle, raised beds, greenhouse, garden shed and mature plants and trees. The property further boasts fields to both front and rear aspects and is surrounded by lovely countryside walks.



Floor Plan

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

The Spinney, Mundesley Road, Paston, North Walsham

- Detached Bungalow
- Three Double Bedrooms - Main with En-Suite
- Living Room with Wood Burner
- Kitchen/Diner & Conservatory
- Generous Plot
- Garage & Driveway Parking
- Fields to Front & Rear
- Idyllic Countryside Location

Tenure: Freehold EPC Rating: D

offers over

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM108235 - 0003

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