

Heath Lane, Mundesley Norwich NR11 8JP



welcome to

Heath Lane, Mundesley Norwich

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The property offers accommodation comprising Entrance Hall, Lounge/Diner, Kitchen, Brick Built Garden Room, Four double Bedrooms and Bathroom. Externally, the property benefits from single Garage, driveway parking and generous-sized wrap around gardens.

Entrance Hall

Double glazed door to the front aspect, radiator, access to the loft, tiled flooring, cupboard and telephone point.

Lounge/Diner

23' 10" x 13' 8" extending to (7.26m x 4.17m extending to)

Double glazed window to the front aspect, 2 x radiators, lvt flooring, electric fire, tv and wifi points, rear sliding doors providing access to the Garden Room.

Garden Room

22' 8" x 10' 2" extending to (6.91 m x 3.10 m extending to)

Brick construction with Upvc windows to the rear aspect and doors leading to patio area, radiator and central heating boiler with A/C unit.

Kitchen

10' 1" x 10' 11" extending to $\,$ (3.07m x 3.33m extending to $\,$)

Range of fitted wall and base units with work surfaces over, solid lvt flooring, gas hob with cooker hood above, eye level oven, stainless steel sink drainer, window to the rear aspect, hand wash basin, space for standing fridge freezer and dish washer rear door leading into garden room,

Bathroom

Suite comprising bath with over shower, hand wash basin with cupboard and WC. wall mounted-cupboard, window to the rear aspect.

Bedroom One

12' 6" x 10' 11" extending to (3.81m x 3.33m extending to) Lvt flooring, radiator, window to front aspect

Bedroom Two

14' 3" x 9' 9" extending to ($4.34m \times 2.97m$ extending to)

lvt flooring, radiator and window to rear aspect.

Bedroom Three

10' 11" x 10' 10" extending to $(3.33m \times 3.30m \text{ extending to })$

Lvt flooring, radiator, window to the rear aspect and door to bedroom two.

Bedroom Four

10' 10" x 9' 11" extending to $(3.30m \times 3.02m \text{ extending to})$ Radiator & window to front aspect.

Exterior

To the front of the property is a large driveway leading to a garage ($18'3 \times 10'6$) with up and over door and workbench. large lawn with shrubs. To the rear is a fenced in garden mainly laid to lawn, raised patio area, garden shed and established trees and shrubs.

Agents Note

A feature of this property on Heath Lane is that it comes fitted with Solar panels which are on a very generous 25 year feed in tariff contract



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 be missive they upon its own inspection(s). Powered by work obcaugement own





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Heath Lane, Mundesley Norwich

- New Refurbished Kitchen & Bathroom with New Quality Flooring Throughout
- Large Refurbished Garden Room with New Roof & Windows
- New Gas Central Heating Boiler
- Generous Sized Gardens to the Front & Rear
- Solar Panels with Generous feed in Tariff, 25 year contract with approx 12 years remaining

Tenure: Freehold EPC Rating: B Council Tax Band: D

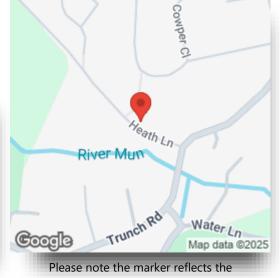
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postcode not the actual property



Property Ref: NWM109278 - 0006 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.

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