



**Heath Lane, Mundesley Norwich NR11 8JP**



**welcome to**

**Heath Lane, Mundesley Norwich**

Situated on the sought after Heath Lane in Mundesley and within walking distance of village centre, beach and public transport links, this detached bungalow in being sold with NO ONWARD CHAIN.



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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 ( 6.91m x 3.10m 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 x 2.97m extending to )

Lvt flooring, radiator and window to rear aspect.

### Bedroom Three

10' 11" x 10' 10" extending to ( 3.33m x 3.30m 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 x 3.02m extending to )

Radiator & window to front aspect.

### Exterior

To the front of the property is a large driveway leading to a garage (18'3 x 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 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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## **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

offers in excess of



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109278 - 0006

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