



**Orchard Close, Mundesley Norwich NR11 8AZ**



**welcome to**

## **Orchard Close, Mundesley Norwich**

Set in a peaceful cul-de-sac on Orchard Close, this beautifully presented 3-bedroom detached bungalow offers a perfect blend of modern living and coastal charm. Located just a short distance from the beach and local amenities, the property provides a tranquil retreat with a convenient location.



**Set in a peaceful cul-de-sac on Orchard Close, this beautifully presented 3-bedroom detached bungalow offers a perfect blend of modern living and coastal charm. Located just a short distance from the beach and local amenities, the property provides a tranquil retreat with a convenient location.**

**Enjoy the best of both worlds with the peaceful surroundings of Mundesley while being just a short drive from local shops, schools, and the stunning Norfolk coastline. With excellent transport links and a variety of outdoor activities nearby, this bungalow offers the perfect coastal living experience. Early viewing is highly recommended to fully appreciate all that this property has to offer.**

### Entrance Hall

Door, radiator and laminate flooring with loft hatch and airing cupboard.

### Lounge

18' 2" x 11' 2" ( 5.54m x 3.40m )

Sliding double glazed patio doors to patio area with views across open countryside, wall mounted radiator, double glazed window with views across countryside.

### Kitchen

10' 4" x 8' 10" ( 3.15m x 2.69m )

Fitted kitchen with range of wall and base units and worksurfaces over, eye level oven and gas hob, space for white goods, radiator and door.

### Conservatory

11' 8" x 11' 6" ( 3.56m x 3.51m )

Upvc with brick base, plug sockets, new doors (2023), cushioned vinyl flooring.

### Hallway

Airing cupboard, radiator.

### Bedroom One

11' 6" x 10' 6" ( 3.51m x 3.20m )

Built in wardrobe, fuse box, bay window, radiator and carpeted flooring.

### Bedroom Two

11' 3" x 10' 9" ( 3.43m x 3.28m )

Double glazed window (fire exit) with views to rear and countryside, wall mounted radiator, ceiling light, carpeted flooring.

### Bedroom Three

9' 1" x 8' 2" ( 2.77m x 2.49m )

double glazed window to front, wall mounted radiator, laminate flooring, ceiling light.

### Shower Room

Suite comprising shower cubicle with rainfall power shower, wash hand basin and WC, heated towel rail, window and marble effect tiled flooring.

### Exterior

To the rear of the property is a fenced garden with brick weave patio area, raised flower beds, 2 x sheds and access to the garage.

Garage with up and over door (17'5 x 8'6)



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/NWM109368](http://williamhbrown.co.uk/Property/NWM109368)



**welcome to**

## **Orchard Close, Mundesley Norwich**

- Generous Living Room With Large Windows
- Modern, Well-Equipped Kitchen With Ample Storage
- Three Spacious Double Bedrooms
- Gas Central Heating
- Detached Single Garage

Tenure: Freehold EPC Rating: D

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWM109368](http://williamhbrown.co.uk/Property/NWM109368)



Property Ref:  
NWM109368 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**