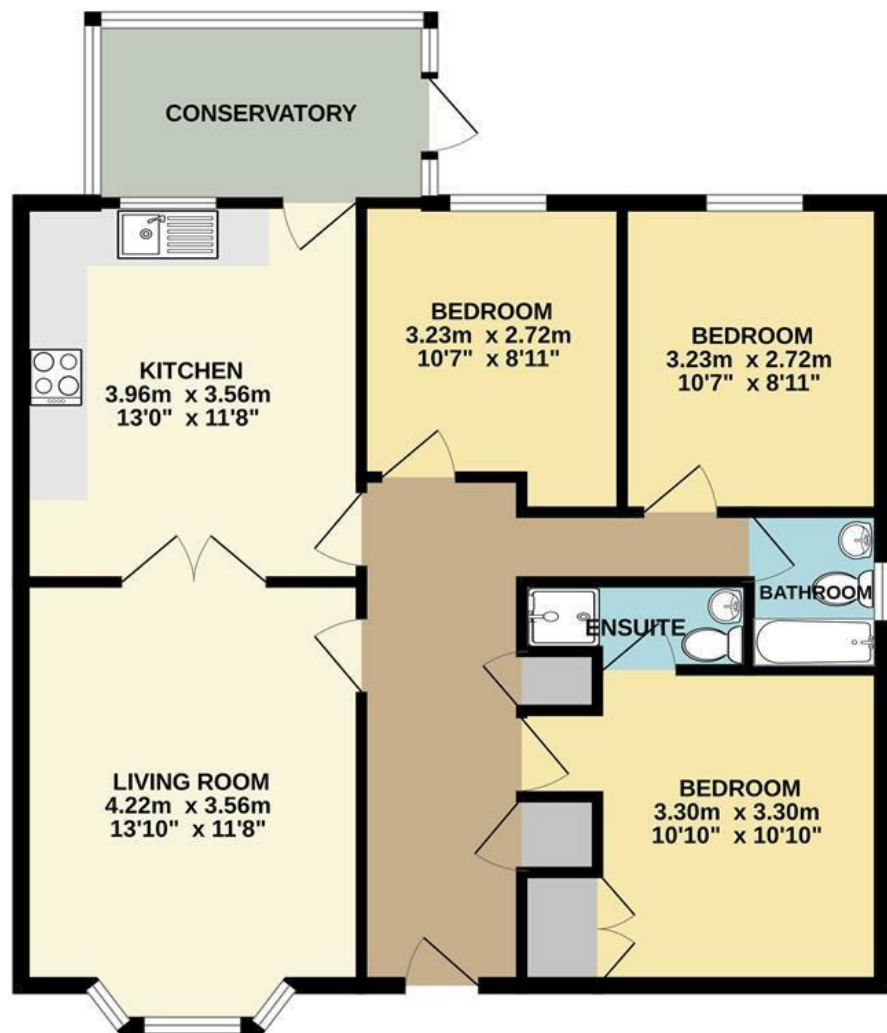




Lancaster Rise | Norwich | NR11  
 Guide Price £370,000

abbotFox

GROUND FLOOR  
 92.5 sq.m. (996 sq.ft.) approx.



TOTAL FLOOR AREA: 92.5 sq.m. (996 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox is pleased to offer this recently renovated, three bedroom detached bungalow in the popular coastal village of Mundesley. Only a short walk from the beach in a quiet residential location this property will prove to be popular.

In brief, accommodation comprises of an entrance hall, a bay-fronted sitting room, a recently re-fitted modern kitchen/breakfast room with built in appliances and plenty of storage, principle bedroom with an ensuite shower room, a further two double bedrooms, family bathroom and a conservatory which overlooks the rear garden.

The front of the property has been shingled and there is a drive way with off-road parking for multiple vehicles and a single garage. The rear garden is mainly laid to lawn, with decorative shrub borders, flower beds, a green house and a patio area, making the garden low-maintenance and easy to look after.

Guide Price £370,000-£400,000

