

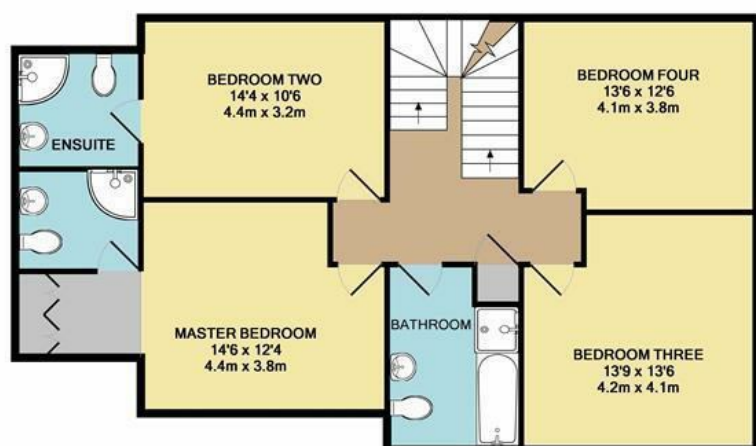


Mundesley | NR11  
Guide £700,000

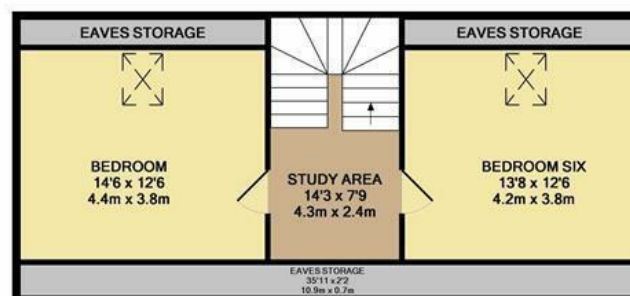
abbotFox



GROUND FLOOR  
APPROX. FLOOR  
AREA 1231 SQ.FT.  
(114.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 985 SQ.FT.  
(91.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 589 SQ.FT.  
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2805 SQ.FT. (260.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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 Bespoke presents Chestnuts, a unique detached home, neatly located on the edge of Mundesley in a private cul de sac within just a short walk of the beach.

Generously proportioned accommodation is arranged over three floors and briefly comprises; an impressive entrance hall, dual aspect sitting room with wood burning stove, a fully vaulted garden room, open plan kitchen family room, a useful utility room and WC,.

The first floor features four double bedrooms, the principal bedroom and guest bedrooms complete with en suites. There is a family bathroom off of the landing also.

The second floor features two large double bedrooms.

The property is approached by a driveway providing parking for several vehicles and leads to a double garage. In addition to this there is a good sized workshop and a further garage.

Guide £700,000 - £750,000

