



## HAWTHORN RISE

NORWICH, NR11 8JY

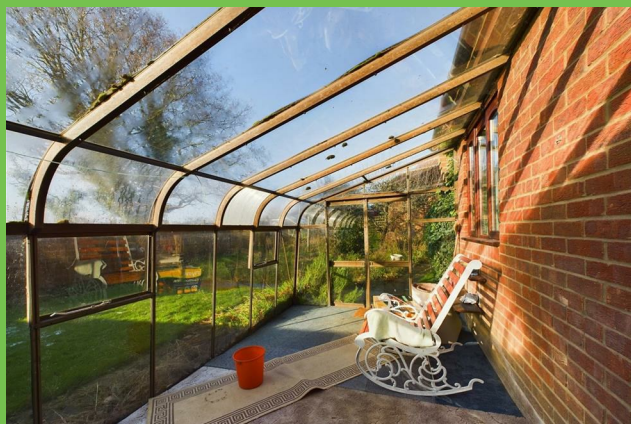
£235,000  
FREEHOLD

This semi detached bungalow lies in the sought after coastal village of mundesley. The property consists of two double bedrooms, bathroom, fitted kitchen, lounge- diner and conservatory. There is a good sized garden to the rear along with garage and driveway.

**HENLEYS**  
Residential Sales & Lettings

# HAWTHORN RISE

- Chain free
- Semi detached bungalow
- Two bedrooms
- Lounge - Diner
- Bathroom
- Conservatory
- Garage & Driveway
- Good size Garden
- Quiet location
- Close to village centre with plenty of amenities



## Mundesley

Mundesley is a pretty seaside village with a wonderful sandy beach and is well located for access to other coastal villages and towns. Set in an Area of Outstanding Natural Beauty, Mundesley offers excellent coastal walks along the beach or on the cliff tops.

There is a fantastic selection of quality independent shops, pubs and cafes, including a butcher, green grocers, clothing shop, convenience store and post office. The Ship Inn is an excellent gastropub with a great garden overlooking the sea.

The village has a thriving local community and is very popular with visitors. The market town of North Walsham is just over five miles away and has excellent amenities including three supermarkets (Waitrose, Lidl and Sainsburys), an independent butcher, two doctors surgeries, a vets and a train station with direct transport links to Norwich and beyond.

## Overview

This semi detached bungalow lies in the sought after coastal village of mundesley. The property consists of two double bedrooms, bathroom, fitted kitchen, lounge- diner and conservatory. There is a good sized garden to the rear along with garage and driveway.

## Entrance Hall

UPVC obscure glazed door to the side, radiator, laminate wooden floor, doors to bedrooms, bathroom and reception rooms. Loft access.

## Kitchen

Double glazed window to the side, wall and base units, stainless steel sink drainer. wall mounted boiler, space for oven and hob and space for fridge freezer. Space for and plumbing for washing machine.

## Lounge-Diner

Double glazed window to the rear and patio doors to the rear, carpets, wall mounted lights and radiator.

## Conservatory

Conservatory to the rear overlooking the garden.

## Bedroom

Double glazed window to the front, carpet and radiator.

## Bedroom

Double glazed window to the front, built in wardrobe, carpet and radiator.

## Shower room

Shower cubicle, part tiled, WC, wash hand basin, radiator, chrome heated towel rail, shaver point and laminate wood flooring.

## Garage

Garage with power and lights, up and over door and door from the rear garden to access the garage.

## Outside

There is paved driveway to the front with plenty of parking, garage and gate to access the rear garden.

The garden to the rear is fully enclosed, mainly laid to lawn with raised beds and greenhouse.

## Agents Note

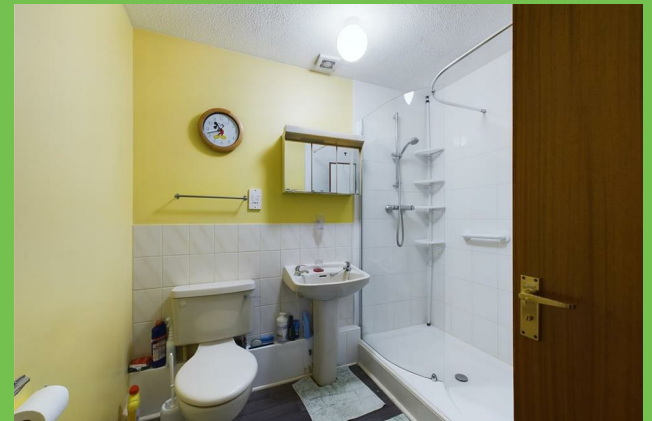
Council Tax band C

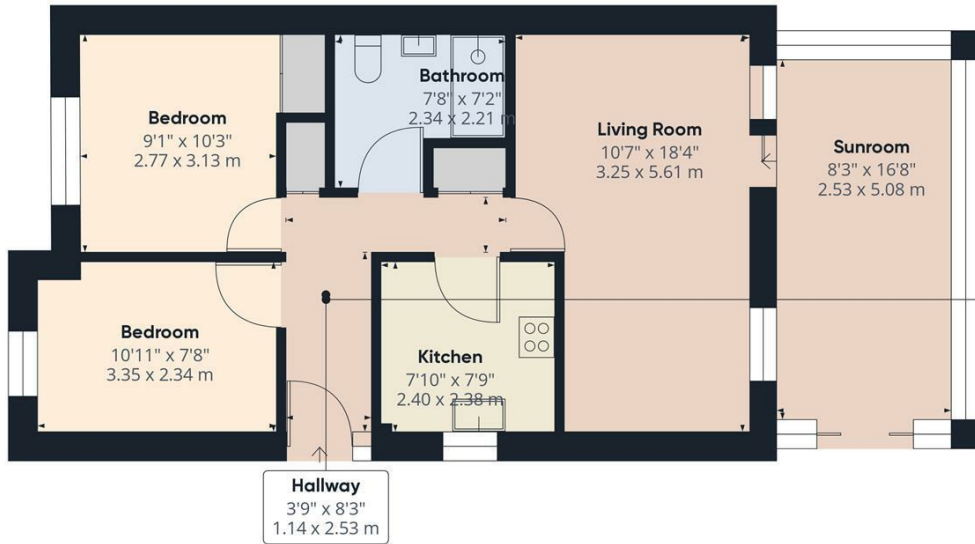
Mains gas, electric and Water

EPC 68D potential 87B

Subject to probate

## 16 HAWTHORN RISE






Approximate total area<sup>1</sup>  
694.71 ft<sup>2</sup>  
64.54 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (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>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |