



## ALEXANDER RISE

NORWICH, NR11 8EN

£350,000  
FREEHOLD

This detached bungalow is set in a quiet residential area in the seaside village of Mundesley. The property consists of a spacious lounge, kitchen/diner, conservatory, second reception room/bedroom, two further double bedrooms with the master boasting an ensuite and a family bathroom. To the outside is a fully enclosed garden with garage and parking.

  
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# ALEXANDER RISE

- Detached bungalow
- Two / Three bedrooms
- Kitchen -Diner
- Living room
- Conservatory
- Second reception room / bedroom
- Family bathroom
- Fully enclosed garden
- Garage & parking
- Quiet residential area



## 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 detached bungalow is set in a quiet residential area in the seaside village of Mundesley.

The property consists of a spacious lounge, kitchen/diner, conservatory, second reception room/bedroom, two further double bedrooms with the mater boasting an ensuite and a family bathroom. To the outside is a fully enclosed garden with garage and parking.

## Entrance hall

Upvc door to front, two built in cupboards, carpets, loft access, radiator and doors off.

## Lounge

UPVC double glazed window to the front, carpets, radiator, fireplace with surround and hearth. Internal doors into kitchen.

## Kitchen /Diner

Double glazed window to the rear, wall and base units, worktops, built in oven and electric hob. Part tiled, sink drainer, space and plumbing for washing machine and space for fridge freezer. Internal doors into the lounge and door leading into conservatory.

## Conservatory

Upvc Conservatory with tiled floor over looking the very private garden.

## Second reception room/ third bedroom

Carpet, radiator and patio doors into conservatory

## Bedroom

Double glazed window to the front, radiator, carpets, built in mirrored wardrobe. Door to the ensuite.

## Ensuite

Part tiled, wash hand basin, WC, shower cubicle. Wall mounted vanity unit and shaver point, extractor fan and spot light. Tiled floor and radiator.

## Bedroom

Upvc double glazed window to the side, carpets and radiator.



### Family bathroom

Obscure glazed window to the side, bath with shower over, WC, enclosed wash hand basin with cupboard below. Radiator, wall mounted mirror and shaver point.

### Garden & Garage

Fully enclosed garden to the rear with mature shrubs and borders door to access garage and gate to driveway.

## 4 ALEXANDER RISE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	