



## GUNNER CLOSE

NORWICH, NR11 8FE

£420,000  
FREEHOLD

A delightfully presented modern, traditional brick and flint detached property with sea views within a small development just a few hundred yards from the village centre and the sea front. The property offers flexible living accommodation having bathrooms on both floors. Mundesley is well served with a number of shops, public houses and transport links to Cromer and beyond.

**H**  
**HENLEYS**  
Residential Sales & Lettings

# GUNNER CLOSE

- Two / Three Bedroom Detached
- Sea Views / Close Walk to Beach
- Garage and Parking
- Two Reception Rooms
- Two Bathrooms
- Enclosed Private Rear Garden
- Cul de Sac Location
- Close to Village Centre
- Immaculate Condition throughout
- Viewing Recommended



## FIRST IMPRESSIONS

To the front of the property is a lawned area with young shrubs. The garden continues to one side and to the opposite side is the garage with further parking area.

## HALLWAY

A uPVC glazed door opens to the hall. From the hall, doors open to the lounge, the dining room/bedroom 3, the kitchen, shower room and under stairs cupboard. Stairs rise to the first floor. Wall mounted radiator, wooden laminate flooring and decorative coving.

## LOUNGE

The lounge has double glazed windows to the front and rear aspects with French doors opening to the rear garden. Wood effect laminate flooring, wall mounted radiator and decorative coving. TV and phone points. Feature fireplace with marble hearth and surround and inset coal effect electric fire.

## DINING ROOM/BEDROOM 3

Double glazed windows to the front and side aspects with wood effect laminate flooring. Decorative coving and wall mounted radiator. TV and phone points.

## SHOWER ROOM

Opaque double glazed window to the rear aspect. Three piece suite which includes a corner shower cubicle, a dual-flush low-level WC and a pedestal wash hand basin. Tiled flooring, extractor fan and a wall mounted radiator. Tiled flooring and tiled splash backs.

## KITCHEN/BREAKFAST ROOM

Double glazed window to the rear aspect and a uPVC glazed door to the side leading to the garden. Tiled flooring, wall mounted radiator and decorative coving. The kitchen has a full range of base and wall units with granite effect worktops over with inset stainless steel twin sink and draining board with brushed steel mixer tap. Integral appliances include a five ring dual fuel range cooker with built in twin ovens with stainless steel extractor hood and downlight over, dishwasher and washing machine. Space for upright fridge/freezer.

## FIRST FLOOR LANDING

Stairs rise to the first floor with a double glazed window to the side aspect with sea views. From the landing, doors open to bedrooms 1 & 2 and the family bathroom.

## BEDROOM 1

Double glazed window to the front aspect with sea views. Carpeted flooring and a wall mounted radiator. Built in double wardrobes, TV and phone points.

## BEDROOM 2

Double glazed window to the rear aspect with carpeted flooring, wall mounted radiator and built in double wardrobes. Loft access hatch, TV and phone points.

## BATHROOM

Double glazed opaque window to the front aspect. Three piece suite which includes a bath with chrome mixer tap and shower attachment, dual-flush low-level WC and a pedestal wash hand basin. Dual voltage shaver

point and extractor fan. Tiled flooring, tiled splash backs and radiator. Built in airing cupboard. A further door leads to a storage area.

### REAR GARDEN AND GARAGE

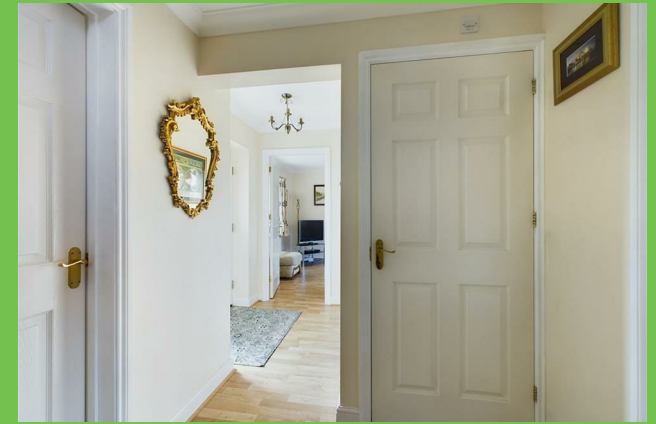
The rear garden is laid to lawn with a few flower beds, a patio area adjacent to the property and a timber shed.

External tap. An access door opens to the garage. The garage (18'9" x 9'6") has light and power and a manually operated roller door. There is a further parking space in front of the garage and a gate leading to the rear garden. A further gate leads to the front garden.

### AGENTS NOTE

Residents are required to contribute £100 per annum to the upkeep of areas within the development.

## 1 GUNNER CLOSE





GROUND FLOOR  
APPROX. FLOOR  
AREA 611 SQ.FT.  
(56.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.1 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) A			
(81-91) B		83	84
(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	