



MUNDESLEY ROAD

CROMER, NR27 0NB

£220,000
FREEHOLD

A beautiful 3 bed mews period property steeped in history with its own private and extensive garden tucked away on the edge of Overstrand. The property is being sold with no upward chain.

H
HENLEYS
Residential Sales & Lettings

MUNDESLEY ROAD

- *** GUIDE PRICE £220,000 - £230,000 *** • Large private garden • Large lounge/dining room • Open Garage & parking • 3 Bedrooms • Chain free • Highly sought after village location • Wealth of amenities • Close to beach • Close to transport links



*** GUIDE PRICE £230,000 - £250,000 ***

OVERSTRAND

The historic village of Overstrand known as the village of millionaires, is located on a beautiful stretch of the North Norfolk coastline about two miles to the east of Cromer. The highly popular village provides local amenities only moments away from this property including convenience store, post office, primary school, public house, fish shop, cafe and church, in addition to wonderful coastal and countryside walks and some of the finest golden beaches along the North Norfolk coastline.

More extensive facilities are available in nearby Cromer including supermarkets, a wide range of other shopping facilities, doctors' surgery, hospital, the award winning Cromer pier, Royal Cromer Golf Club, schools and a wide range of other amenities. The village itself is well connected with a regular bus service to Cromer and along the coastline, from Cromer there is a station providing regular train services on the Norwich to Sheringham line.

FIRST IMPRESSIONS

The property is accessed via a shared driveway with the neighbouring properties. Opposite the property is an open garage and parking area. A grass footpath leads to the private garden.

FRONT ENTRANCE

A uPVC double glazed entrance porch is to the front

aspect. A further uPVC glazed door opens into the main hallway.

HALLWAY

From the hall, doors open to the lounge/dining room and a doorway to the kitchen. Carpeted stairs rise to the first floor with under stairs storage cupboard. Carpeted flooring and radiator.

KITCHEN

Double glazed window to the rear aspect. Range of base storage units with worktops over and inset stainless steel sink and draining board with tiled splash-backs. Spaces for electric cooker, washing machine and upright fridge freezer. Further built-in storage cupboards.

LOUNGE-DINING ROOM

Double glazed window to the front and rear aspects. The lounge area has a lovely ornate exposed brick fireplace with a large hearth and inset coal effect gas fire. There is a unique glazed folding door reminiscent of old schools which bisects the room giving flexibility of living space. Carpeted flooring throughout and two radiators.

FIRST FLOOR LANDING

From the landing doors lead to the three bedrooms and the bathroom. Two bedrooms are to the front aspect and the third bedroom and bathroom are to the rear.

BEDROOM 1

Double-glazed window to the front aspect with carpeted flooring and radiator. There are built-in wardrobes and eaves storage.

BEDROOM 2

Double glazed Dormer window to the front aspect with carpeted flooring and a radiator. Open eaves storage area and door to further eaves storage.

BEDROOM 3

Double glazed uPVC door opens to a balcony. Built-in wardrobe, carpeted flooring and radiator.

BATHROOM

Double glazed opaque window to the side aspect. Three piece suite includes a bath with electric shower over and aqua-board splash-backs, WC and wash hand basin.

PRIVATE GARDEN

Opposite the front of the property is a lawned pathway that leads to an extensive garden which is predominantly laid to lawn with hedge and tree borders. This fabulous garden is south facing and not overlooked.

AGENTS NOTE

Property must be used as a private dwelling only.

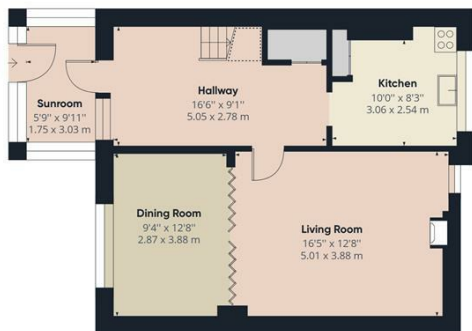
Mains gas, electric, water, drainage

Council tax band C

EPC -

22 MUNDESLEY ROAD





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1100.73 ft²
102.26 m²

Reduced headroom

33.22 ft²
3.09 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	