



102 Cromer Road

Mundesely, Norfolk NR11 8DE

ML Property are pleased to offer for sale this imposing and very spacious 5 bedroom semi detached property situated in the popular seaside village of Mundesley.

OIEO
£388,000

at a glance...

- An imposing 5 Bedroom semi detached property within walking distance of the beach
- Sea view to rear (from top floor)
- Presented in immaculate order throughout and much improved by the current owners
- Detached single garage
- Situated in the popular seaside village of Mundesley
- Accommodation boasting over 1700sqft set over three storeys
- Gas Fired central heating (Hive system) and double glazed windows
- Currently used as holiday let and available to purchase fully furnished (subject to further negotiation)
- Viewings highly recommended to appreciate the standard of finish and space on offer
- Offered with No Onward Chain





Superbly presented and situated within walking distance of the beach this spacious property affords the following accommodation - hall, sitting room with wood burning stove, dining room, good size 6 metre long fully fitted kitchen with appliances/breakfast room, utility room and WC. On the first floor there are three double bedrooms, a shower room and a bathroom with jacuzzi bath. There is a second floor which has a further double bedroom with small balcony area and another bedroom.



Externally the property benefits from a small front garden. The rear garden is fully enclosed by fencing and hedgerow and laid too easy to maintain astro turf with a patio area immediately off the kitchen/breakfast room. A brick store adjoins the property and at the rear of the garden is a detached single garage. The property is further enhanced by gas fired central heating where a new boiler was installed in 2021.



location

A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a village shop, post office, boutique, florist, pubs, tea rooms and hotels. Also within the village are the beautiful sandy beaches, which are considered some of the best in Norfolk, a church which overlooks the sea and various coastal walks. A popular market town, North Walsham is situated close by and a few miles from the seaside town of Cromer and The Norfolk Broads capital,

Wroxham. The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast. There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.



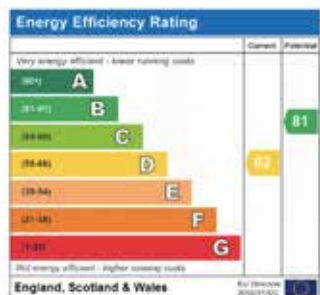
services & notes

The property is on mains electric, sewage and water. Heating is provided by mains gas serving radiators throughout.

As previously mentioned the property has been used as a holiday let for the past few years and details of the revenue generated would be available on request from the selling agent. As such the property could be sold as a going concern with furnishings included subject to further negotiation.

The property and the boundaries do not match the title being sold with the property and as such the property is being sold with a statutory declaration from a previous owner along with a defect title indemnity insurance. Full details of this can be obtained via the selling agent.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



ground floor

Entrance Hall	
Hallway	
Sitting Room	4.77m (15'7) x 3.93m (12'10)
Dining Room	3.65m (11'11) x 3.41m (11'2)
Breakfast Area	2.87m (9'4) x 3.64m (11'11)
Kitchen	3.25m (10'7) x 3.52m (11'6)
Utility Room	1.56m (5'1) x 2.61m (8'6)
WC	

first floor

Bedroom	4.80m (15'9) x 3.34m (10'11)
Bedroom 3	.61m (1'9) x 3.14m (10'3)
Bedroom	2.93m (9'7) x 3.36m (11'0)
Bathroom	2.54m (8'4) x 1.68m (5'6)
Shower Room	1.80m (5'10) x 1.75m (5'8)

second floor

Bedroom	2.71m (8'10) x 5.29m (17'4)
Bedroom	2.52m (8'3) x 3.47m (11'4)



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