



78 Mundesley Road

Guide Price £300,000 - £325,000

This spacious Victorian terraced home is situated in a popular location and offers well-presented accommodation ideal for families or first-time buyers. The property combines generous living space with modern features throughout.

To the front of the property, a welcoming living room benefits from a charming bay window, allowing plenty of natural light and creating a bright and comfortable space for relaxing. To the rear, the home opens into an impressive open-plan kitchen and dining area, perfect for both everyday living and entertaining. The modern fitted kitchen is enhanced by skylights, flooding the space with natural light and providing a contemporary feel. A convenient ground floor shower room and utility/laundry room complete the downstairs accommodation.

Upstairs, the property offers three bedrooms (two with fitted/built-in wardrobes), along with a family bathroom suite.

Externally, the home enjoys an enclosed rear garden with a patio area, ideal for outdoor dining and summer gatherings. In addition, there are two timber sheds, each with electricity connected. To the front, there is the added benefit of off-road parking on the brick-weave driveway.



Services

Gas central heating. Mains gas, electricity, water and drainage connected.

Situation

North Walsham is a historic market town and is known for its rich heritage, dating back to Anglo-Saxon times, and its proximity to both the Norfolk Broads and the North Norfolk coast. The town offers a variety of shops, restaurants and cafes together with both primary and secondary schools.

Directions

From the Market Place head towards Church Street, continue onto Yarmouth Road. At the roundabout, take the second exit onto Grammer School Road. At the next roundabout, take the second exit onto Kings Arms Street. After approximately 300 ft the road turns left onto Park Lane, turn right onto Aylsham Road and continue for a short distance onto Mundesley Road where the property will be found on the righthand side.

N.B. The walkway between this property and the neighbouring property provides access to the rear gardens. Each property owns 50% of the walkway as the legal ownership is directly down the middle.

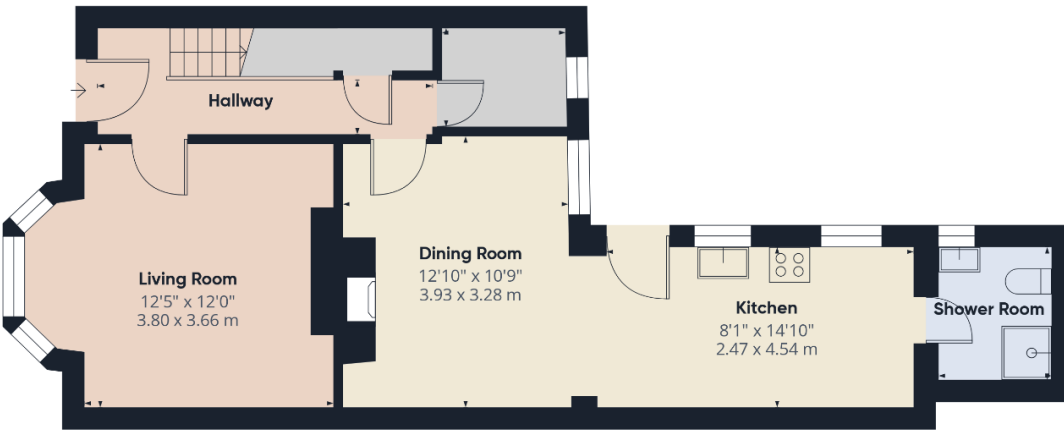
NB; The vendor works for a company that is located in one of our alternate offices of Parsons and Company.

For further information and to arrange your viewing, please contact our friendly and professional staff.

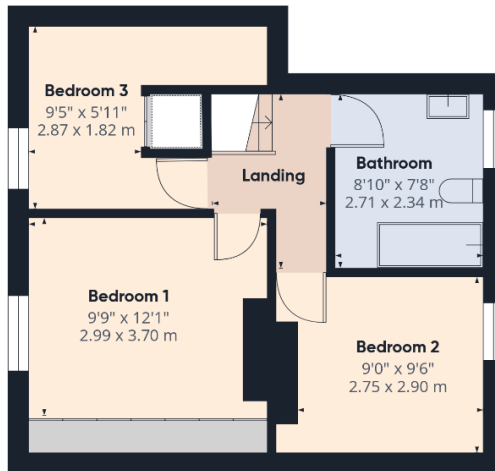
This property is being marketed by our Reepham office and the property reference is AR0272.

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. 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. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



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Approximate total area^m
994 ft²
92.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE300



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk