



**Albion Road, Mundesley Norwich NR11 8DL**

**welcome to**

## **Albion Road, Mundesley Norwich**

William H Brown are delighted to present this substantial four/five Bedroom detached House situated within short walking distance of Mundesley beach and village. This house has to offer spacious living areas, four double bedrooms upstairs with a large master en-suite.



**Boasting deceptively spacious accommodation over two floors, this detached house would make an ideal family home or holiday let in the popular North Norfolk coastal village of Mundesley.**

**The property offers accommodation comprising Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Day Room, Conservatory, Study, Cloakroom and Bedroom Five on the ground floor. On the first floor you will find a Main Bedroom with En-suite Shower Room, three further double Bedrooms and a four piece Family Bathroom and Cloakroom.**

**Externally, the property benefits from ample off-road parking, integral Garage, detached Workshop with power, lighting and a new multi-fuel coal & log burner and pleasant gardens to front and rear aspects. Viewing is essential to fully appreciate the spacious accommodation on offer here!**

**Mundesley itself boast a range of amenities from Craft Bakery to a Doctor's Surgery, Fish & Chip Shop and a few local shops, where you can pick up the essentials. Mundesley prides itself on its beaches, which are perfect for a relaxing seaside day and is located just under 9 miles from the busier seaside town of Cromer which offers further amenities to include an 18 hole Golf Course and a Cinema.**

#### **Entrance Hall**

Door to the side aspect, storage cupboard, radiator, airing cupboard housing gas central heating boiler with 7 years of warranty remaining and carpeted flooring.

#### **Living Room**

20' 6" x 11' 8" ( 6.25m x 3.56m )

Dual aspect double glazed windows to front and side aspects, gas fire, TV point, eleven double power points, radiator and carpeted flooring.

#### **Kitchen**

15' 7" x 9' 8" ( 4.75m x 2.95m )

Fitted kitchen with range of wall and floor units with work surfaces over, Range style cooker with cooker hood above, integrated dishwasher, one and a half sized ceramic sink drainer, tiled splash backs, double glazed windows to the rear and side aspects, door to the side aspect and vinyl flooring.

#### **Dining Room**

12' 7" x 10' 4" ( 3.84m x 3.15m )

Double glazed window to side aspect, storage cupboard, radiator and carpeted flooring.

#### **Day Room**

12' 7" x 10' 4" ( 3.84m x 3.15m )

Patio doors into the Conservatory, six double power points, radiator and laminate flooring.

#### **Conservatory**

11' 4" x 7' 8" ( 3.45m x 2.34m )

Conservatory of uPVC construction with laminate flooring, doors to the garden and integral garage.

#### **Cloakroom**

Double glazed window to the side aspect, wash hand basin, WC, extractor fan, radiator and vinyl flooring.

#### **Study**

10' 4" x 9' 11" ( 3.15m x 3.02m )

Double glazed window to the side aspect, stairs to first floor, telephone point, radiator and carpeted flooring.

#### **Bedroom Five**

7' 5" x 10' 10" from stairwell ( 2.26m x 3.30m from stairwell )

Slight sloped ceiling, radiator & double glazed window.

#### **First Floor Landing**

Access to a loft space, skylight to the side aspect, wall lights, radiator and carpeted flooring.

#### **Bedroom One**

20' 6" x 11' 8" ( 6.25m x 3.56m )

Double glazed window to the front aspect with sea views, seven double power point, radiator and carpeted flooring.

#### **En-suite Shower Room**

Suite comprising shower cubicle, wash hand basin, WC, fully tiled walls, towel rail double glazed window

to the side aspect and vinyl flooring.

#### **Bedroom Two**

15' 7" x 9' 5" ( 4.75m x 2.87m )

Double glazed window to the rear aspect, six double power points, radiator and carpeted flooring.

#### **Bedroom Three**

13' 7" x 11' 1" ( 4.14m x 3.38m )

Double glazed window to the rear aspect, five double power points, radiator and carpeted flooring.

#### **Bedroom Four**

6' 8" max x 6' 8" ( 2.03m max x 2.03m )

Double glazed window to side aspect, wardrobe cupboard, radiator and carpeted flooring.

#### **Family Bathroom**

Suite comprising bath with mixer taps and electric shower over, separate shower cubicle, WC, His & Hers wash hand basins, extractor fan, towel rail, double glazed window to side aspect, tiled walls and vinyl flooring.

#### **Exterior**

To the front of the property is a low level front wall and lawn area, outside tap, power points, ample driveway parking leading to an integral garage with electric roller door, sink drainer, power, lighting and access into Conservatory.

To the rear of the property you will find an enclosed garden with lawn, shrubs, outside tap, power points and decking area. The property further benefits from a brick built workshop with double glazed windows to front and rear, power, lighting, cavity wall insulation, its own electrical consumer unit and a new multi-fuel coal & log burner.



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## Albion Road, Mundesley Norwich

- Detached Family Home
- Sea Views
- Walking distance to Beach & Amenities
- Five Bedrooms - Main with En-Suite
- 1689 Square Feet of Accommodation

Tenure: Freehold EPC Rating: C

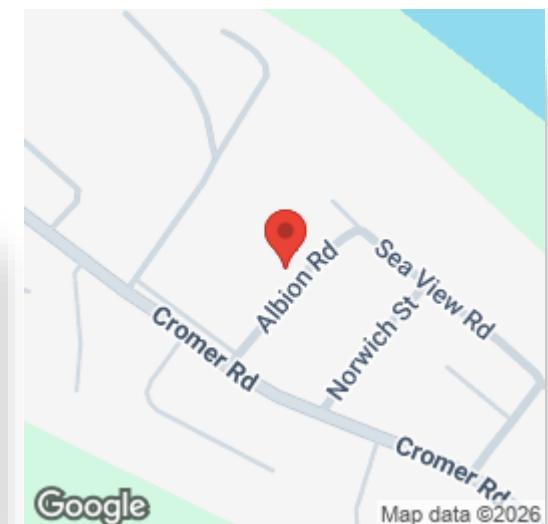
Council Tax Band: D

offers in excess of

**£415,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:  
CRM108596 - 0009

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