



**35 Sea View Road,
Mundesley, NR11 8DH**

- Spacious Semi-Detached Seaside Home
- Two Double Bedrooms (Each with Wardrobes)
- 21' 4" Double-Aspect Living Room
- Enclosed Rear Garden, Large Driveway

Offers Over £220,000
EPC Rating 'E 54'



35 Sea View Road, Mundesley, Norfolk, NR11 8DH



Property Description

A spacious semi-detached chalet-bungalow located approximately 125 meters from the beach, the property provides two double bedrooms (each with built-in storage), a fantastic 21' 4" double-aspect living room, a kitchen/breakfast room with walk-in pantry, a conservatory and a ground floor bathroom.

Other benefits include gas fired central heating to radiators, uPvc sealed unit double glazing, a good size enclosed rear garden and a large gravelled driveway providing off road parking for several vehicles.

Location

Mundesley is a delightful coastal village which is both a peaceful summer retreat and a vibrant all-year round community. Sandy beaches, flint faced cottages and colourful beach huts characterise the village throughout the summer, when residents and visitors enjoy its pleasant surroundings without the hustle and bustle of larger coastal resorts.



The village of Mundesley offers a range of local amenities including shops, doctors surgery, village school, library, public houses, tea rooms, church and a nine hole golf course.

More extensive facilities are available within North Walsham including schools and train services to Norwich which is just over twenty miles to the south of Mundesley. The region is accessible by road and rail with the A11/M11 to London and main line rail connection to London/Liverpool Street Station taking approximately 100 minutes from Norwich Station. The rapidly expanding Norwich Airport offers domestic and European flights. The North Norfolk coastline, much of which is classified as an area of outstanding natural beauty includes bird sanctuaries, beaches and sailing.

Accommodation

UPvc sealed unit double glazed side entrance door opening to:

Entrance Hall

Staircase to first floor with storage cupboard under, radiator, doors to living room and bathroom, opening to kitchen/breakfast room.

Living Room

21' 4" x 10' 10" (6.5m x 3.3m)

Double aspect room with uPvc sealed unit double glazed windows to the front and side, radiator, fireplace (not currently in use).

Bathroom

7' 8" x 5' 6" (2.34m x 1.68m)

Wash hand basin with mixer tap and cupboard under, low level WC, panelled bath with shower mixer tap and fully tiled surround, heated towel rail, uPvc sealed unit double glazed window to rear, coved ceiling.

Kitchen/Breakfast Room

12' 10" x 10' 7" (3.91m x 3.23m)

Fitted base units and matching wall cupboards, roll top work surfaces, single drainer stainless steel sink unit with tiled splash back, space for cooker, space for fridge/freezer, tile-effect laminate wood flooring, radiator, walk-in pantry (with window), coved ceiling, single glazed window to rear, door leading to the conservatory.

Conservatory

13' 7" x 5' 7" (4.14m x 1.7m)

UPvc sealed unit double glazed windows to side and rear, polycarbonate roof, space and plumbing for automatic washing machine and tumble dryer, tiled floor, door to side leading out to the garden.





First Floor Landing

Doors leading to the two bedrooms, access to loft space.

Bedroom

13' 5" x 10' 6" (4.09m x 3.2m)

UPvc sealed unit double glazed window to rear, radiator, built-in wardrobes.

Bedroom

13' 5" max x 10' 7" max (4.09m max x 3.23m max)

Double aspect room with uPvc sealed unit double glazed windows to front and side, radiator, built-in wardrobe and storage cupboard.



Outside

To the front of the property, a gravelled driveway provides ample off road parking space, bordered by recently replaced panelled fencing. There is access to the main side entrance door and gated access leading through to the rear garden.

The rear garden has been sub-divided into two areas, split by panelled fencing with a gate connecting them. The first area, directly adjoining the rear of the property, includes a paved patio area under a veranda, two lawned sections, a second patio space and a small selection of established shrubs. There are also two timber store sheds with electricity included in the sale.

Continuing through the timber gate into the second garden space, this has been left semi-wild to encourage nature, being mostly lawned with a few well-established shrubs within the borders.



Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

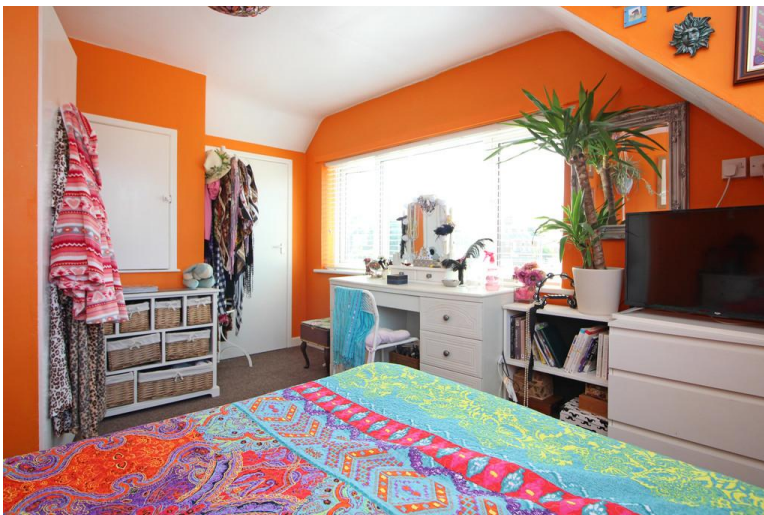
However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

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For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.





General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains gas, electricity, water and drainage (tbc)

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band B

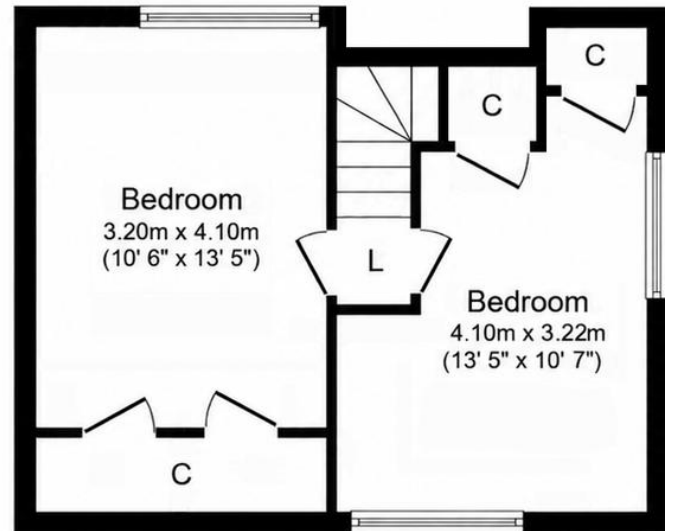
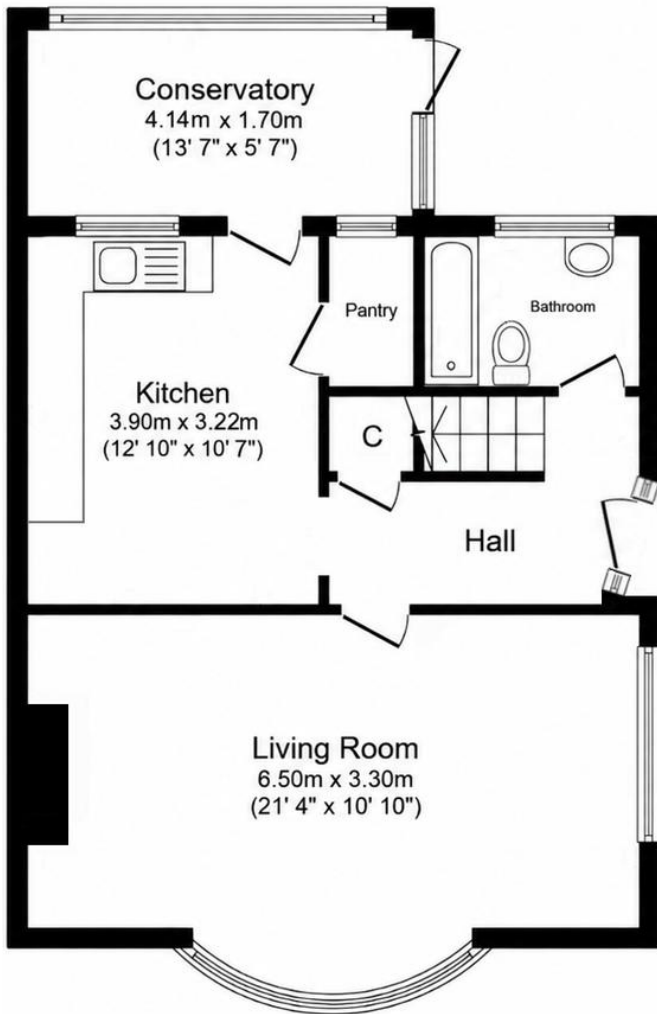
Directions

From North Walsham take the B1145 to Mundesley. On reaching the village turn left and immediately right into the High Street. Continue into the village centre and turn left at the T junction. Turn left at the next T junction onto Cromer Road and follow this past Tesco's on the left. Take the second right hand turning, turn right again onto Sea View Road and the property is on the right-hand side.



Floor Plan

(Not to scale and intended as an approximate guide to room layout only)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.