



Mundesley Road, North Walsham NR28 0DD

welcome to

Mundesley Road, North Walsham

****GUIDE PRICE £350,000 - £375,000**** Being sold by traditional auction on 10th September 2026, this immaculately presented & tastefully decorated four bedroom character home with ample driveway parking and generous landscaped gardens would make an ideal family home!



Entrance Hall

Door in from the front aspect, stairs leading to the first floor and attractive tiled flooring.

Door underneath the stairs leading to the cellar.

Sitting Room

14' 10" x 14' 8" (4.52m x 4.47m)

Well-proportioned sitting room with shuttered sash window to the front aspect, focal point is provided by an attractive cast iron fireplace, attractive coving and central ceiling rose.

Dining Room

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

Sash windows to the rear aspect, fireplace housing a woodburning stove and original coving.

Drawing Room

11' 11" x 10' 11" (3.63m x 3.33m)

This lovely third reception room features a window to the side aspect, once again an attractive cast iron fireplace with tiled panels and surrounds. Attractive wooden flooring.

Shower Room

Shower cubicle, hand wash basin and wc.

Kitchen

16' 9" x 8' 11" (5.11m x 2.72m)

Open from the drawing room, this lovely bespoke kitchen is fitted with an excellent range of base, drawer and cupboard units with contrasting work surfaces over and an inset one & a half bowl sink unit. Matching wall mounted storage cabinets and shelving. Former fireplace houses space for a Range style cooker with extractor above, windows to two aspects and attractive flooring. Other appliances include an integrated fridge/ freezer and fitted dishwasher.

From the kitchen, a partially glazed door leads to the garden room:-

Garden Room

16' 1" x 6' 2" (4.90m x 1.88m)

Lovely room with glazed ceiling and French doors leading to the garden, further fitted storage and attractive flooring which continues through from the kitchen.

Bedroom Five/Cellar

13' 11" x 13' 10" (4.24m x 4.22m)

Currently used as an extra room for guests and a cinema room. This room has window, radiator, laminate flooring and stairs into the properties main hall on the ground floor.

First Floor Landing

Stairs up from the entrance hall.

Bedroom One

14' 10" x 14' 8" (4.52m x 4.47m)

Lovely double bedroom with shuttered sash windows to the front aspect, horseshoe style cast iron fireplace with painted surround, original coving.

Bedroom Two

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

Another double bedroom with sash window to rear aspect, feature cast iron fireplace and a recess providing storage.

Bathroom

White suite comprising of bath with mixer tap, shower & screen over, pedestal wash hand basin, wc, partial contrasting tiling to walls.

Bedroom Three

11' 11" x 10' 11" (3.63m x 3.33m)

Currently used as a library, this lovely bedroom has a window to the side aspect.

Bedroom Four

7' 2" x 6' 10" (2.18m x 2.08m)

Currently used as a study with sash window to the front aspect.

External

To the front of the property, is a gravel driveway providing parking for 5 /6 cars, mature trees and railing. Alongside the house, is an enclosed area which could be used for additional parking or could provide space to build a garage or car port (subject to any necessary planning consent). To the rear of the property, is a generous landscaped garden with numerous mature plants, shrubs, flowers, sweeping lawn and a number of seating areas.

Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Mundesley Road, North Walsham

- **GUIDE PRICE £350,000 - £375,000**
- For Sale By Traditional Auction - 10th September
- Wealth of Character Features
- Four Bedroom Home
- Ample Driveway Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM109599 - 0010

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