



**Mundesley Road, North Walsham, NR28 0DD**

**welcome to**

## **Mundesley Road, North Walsham**

An immaculately presented & tastefully decorated four bedroom character home with ample driveway parking and generous landscaped gardens.



Positioned on the historic Mundesley Road in the popular North Norfolk market town of North Walsham. Within walking distance of shops, marketplace and public transport links, this property would make a magnificent family home. Offering accommodation which comprises of entrance hall, living room, dining room, second reception room, kitchen, sunroom, shower room and access to the cellar on the ground floor. On the first floor, you will find four good sized bedrooms and family bathroom. Externally, the property has ample driveway parking to the front aspect, a side area which could be used for a garage or car port (subject to any necessary planning consent) and to the rear, there is a generous enclosed garden. This character home is believed to date back to the mid 1800's and need to be viewed to be appreciated!

#### **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, horse shoe 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.



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## Mundesley Road, North Walsham

- Wealth of Character Features
- Four Bedroom Home
- Bathroom & Shower Room
- Ample Driveway Parking
- Bespoke Kitchen
- Converted Cellar
- Generous Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£500,000**



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.focalagent.com](http://www.focalagent.com)



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Please note the marker reflects the postcode not the actual property



Property Ref:  
NWM109599 - 0009

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