



Mundesley Road, North Walsham NR28 0DB

welcome to

Mundesley Road, North Walsham

****FOR SALE BY TRADITIONAL AUCTION – 23 June 2026**** This four bedroom detached character property would make an ideal family home, set within close proximity to North Walsham's town centre, shops, public houses and local amenities. Viewing is essential to fully appreciate this fantastic, lovingly maintained home!



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 at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Entrance Hall

Double glazed door to the side aspect, stairs to the first floor, large sitting area with dual aspect fireplace and woodburner, two storage cupboards, understair storage, double glazed windows to the side and rear aspects, radiator and wooden flooring.

Kitchen/ Diner

Fitted kitchen with a range of wall and base units with work surfaces over, double ceramic butler style sink, five ring gas hob with cooker hood above, eye level electric oven, eye level microwave and hot plate, built in full sized fridge and freezer plus an extra undercounter fridge, built in dishwasher, lights under wall units, wooden worktops, breakfast bar, tiled splashbacks, spotlights, television point, radiator, two double glazed windows to the front aspect and wooden flooring.

Lounge

Brick fireplace with dual aspect woodburner, television point, spotlights, radiator, double glazed windows to the side and rear aspects and wooden flooring.

Study

Double glazed windows to the side and rear aspects, double glazed door into the conservatory, doors into downstairs wet room and utility room, spotlights, radiator and the original tiled flooring.

Utility Room

Double glazed windows to the side and rear aspects, plumbing for washing machine, space for tumble dryer and tiled flooring.

Wet Room

Suite comprising shower, WC, wash hand basin, towel rail, radiator, spotlights, fully tiled walls and a double glazed window to the side aspect.

Conservatory

Double glazed windows to the side and rear aspects, double glazed door into the rear garden and tiled flooring.

First Floor Landing

Double glazed window to the side aspect, access into loft space which houses the gas central heating boiler and carpeted flooring.

Bedroom One

Double glazed window to the front aspect, wall lights, radiator and carpeted flooring.

Bedroom Two

Double glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Three

Double glazed window to the rear aspect, television point, radiator and carpeted flooring.

Bedroom Four

Double glazed window to the front aspect, radiator and carpeted flooring.

Family Bathroom

Suite comprising WC, wash hand basin, free standing roll top bath with shower over, tiled flooring, fully tiled walls, radiator, double glazed windows to the side and rear aspects and access into the loft space.

Exterior

The front of the property offers brick weave driveway parking for four vehicles, with gated access into the rear garden. The rear garden is of ample size with patio and lawn areas, a large garden shed on a concrete base, a further garden shed, raised beds, raises garden pond, trees/ bushes/ shrubs and plenty of outside space to enjoy.



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welcome to

Mundesley Road, North Walsham

- Modern, Detached Family Home
- Original Character Features
- Kitchen Re-fitted in 2023
- Four Double Bedrooms
- Good Size Rear Garden

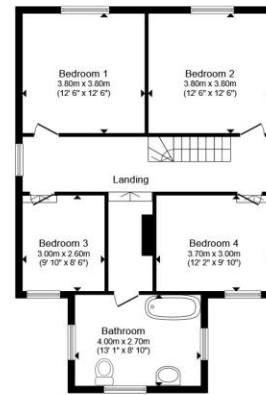
Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£375,000



Ground Floor



First Floor

Total floor area 189.0 m² (2,035 sq.ft.) approx

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.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM108744 - 0007

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