



**Mundesley Road, Paston, North Walsham NR28 9AD**



**welcome to**

**Mundesley Road, Paston, North Walsham**

This stunning three/ four bedroom semi-detached house occupies a generous plot with large west facing garden in the rural village of Paston, under 2 miles from the coastal village of Mundesley!



### Entrance Hall

Double glazed door to the front aspect, double glazed window to the front aspect, spotlights, internal door into the garage, tiled flooring with underfloor heating.

### Cloakroom

WC, wash hand basin with vanity unit, paneled walls, spotlights and ... flooring.

### Lounge/ Diner

21' 2" x 11' 8" ( 6.45m x 3.56m )

Double glazed window to the front aspect, woodburner, understair cupboard, stairs to the first floor, television point, radiator and laminate flooring.

### Kitchen/ Diner

15' 2" x 12' 5" ( 4.62m x 3.78m )

Fitted kitchen with a range of wall and base units with work surfaces over, breakfast bar, space for fridge/ freezer, range style gas oven and hob with cooker hood above, stainless steel sink drainer, plumbing for dishwasher, tiled flashback, spotlights, radiator, double glazed window to the side aspect, double glazed patio doors to the rear aspect and laminate flooring.

### Utility Room

Double glazed window to the rear aspect, plumbing for washing machine, space for tumble dryer, ceramic sink, heated towel rail and ... flooring.

### Studio/ Bedroom Four

22' 7" x 12' ( 6.88m x 3.66m )

Double glazed patio doors to the rear aspect, two skylight windows, spotlights, plumbing and sink, vinyl flooring with underfloor heating.

### First Floor Landing

Access into loft space, radiator and carpeted flooring.

### Bedroom One

12' 7" x 11' 9" ( 3.84m x 3.58m )

Double glazed windows to the rear and side aspects, television point, built in wardrobe, radiator and carpeted flooring.

### En Suite Shower Room

Suite comprising shower cubicle, WC, wash hand basin with vanity unit, heated towel rail, spotlights and tiled flooring.

### Bedroom Two

12' 1" x 9' 10" ( 3.68m x 3.00m )

Double glazed window to the rear aspect, storage cupboard, radiator and carpeted flooring?

### Bedroom Three

11' x 8' ( 3.35m x 2.44m )

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

### Family Bathroom

Suite comprising P-shaped bath with shower over, WC, wash hand basin with vanity unit, heated towel rail, spotlights, part tiled walls, tiled flooring and a double glazed window to the front aspect.

### Tandem Garage

33' x 11' 1" ( 10.06m x 3.38m )

Gas central heating boiler fitted 5 years ago, double glazed door to the rear aspect, skylight window, up and over door to the front, integral door into the property and vinyl flooring.

### Exterior

The front of the property has been recently rendered with ample driveway parking and pathways to the front door as well as a lawn area, wood store and access to the rear garden via a side gate. The rear garden itself is large and west facing with large lawn area, patio, pond, two greenhouses, chicken coop, vegetable patch with fruit trees, plenty of shrubs, trees and plants.



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## Mundesley Road, Paston North Walsham

- Immaculately Presented
- Recently Extended/ Refurbished
- Large Garden with Vegetable Patch
- Kitchen/ Diner
- Ground Floor Studio or Fourth Bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£425,000**



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