

# Arnolds | Keys



**19A Meadow Drive, Mundesley, NR11 8LN**

**Price Guide £485,000**

- Detached chalet style bungalow
- Three bedrooms
- Lounge/dining room
- Garden room
- South facing garden
- Sought after location
- Three bathrooms
- Kitchen/breakfast room
- Attached garage
- No onward chain

# 19A Meadow Drive, Mundesley NR11 8LN

Located in a sought after area off Beckmeadow Way in the North Norfolk village Mundesley. The property is just a short stroll to the sandy beach, promenade and village centre, where you will find a variety of independent shops from boutiques, butchers, cafes, post office and green grocers, along with a large medical central.

The chalet bungalow provides spacious accommodation comprising of three large bedrooms, two bathrooms, lounge/dining room, and kitchen/breakfast room with a lovely garden room over looking the rear south facing garden. This will make a super family home.



Council Tax Band: E



## ENTRANCE PORCH

Covered entrance with solid wood door to the entrance porch, UPVC double glazed window to the side, and door to hallway, ceiling light, door opens into the hallway.

## HALLWAY

There are doors to two ground floor bedrooms, lounge, kitchen, cloakroom and large storage cupboard. Carpet, ceiling light, stairs to first floor.

## CLOAKROOM

WC, wash hand basin, ceiling light, radiator.

## LOUNGE

A large room with UPVC double glazed window to the front and sliding patio doors opening into the garden room. Feature stone fireplace with open fire (currently unused), two stone plinths either side, glass serving hatch, carpet, two radiators, four wall lights and two ceiling lights.

## KITCHEN/BREAKFAST ROOM

A range of base, wall and drawer units, glass display cabinet, work tops, inset stainless steel one and half bowl sink with mixer tap, there is a water softener beneath, inset four ring electric hob with extractor fan above. Built in electric cooker and separate grill. Radiator, strip lighting, two large storage cupboards. Half glazed wooden door to:

## GARDEN ROOM

UPVC double glazed construction, with lantern roof, sliding patio doors to lounge and solid wood fire door to utility area and garage. Radiator.

## UTILITY ROOM

The utility room has a UPVC double glazed window to the rear, a range of units, stainless steel sink with double drainer, space and plumbing for washing machine. Wall mounted combi gas central heating boiler and door to garage.

## BEDROOM ONE

UPVC double glazed window to the rear, carpet, ceiling light and radiator, built in wardrobe and door to:

## ENSUITE BATHROOM

Bath with shower over, WC, wash basin and bidet. Ceiling light and radiator.

## BEDROOM TWO

UPVC double glazed window to the front, built in wardrobe, ceiling light, radiator, door to:

## ENSUITE SHOWER ROOM

UPVC obscure glazed window to the front, WC, wash hand basin and separate shower cubicle. Ceiling light and radiator.

## FIRST FLOOR

### LANDING

Ceiling light, door to large storage attic room with light. Further door to:

### BEDROOM THREE

Two Velux roof light windows one to the front aspect and other to the rear aspect. Carpet, radiator.

## OUTSIDE

A brick weave driveway with parking for three cars and access to the ATTACHED GARAGE with electric roller door, power and light, loft storage and door to utility area.

Mature shrubs, flowers and hedging, there are two access paths leading to the rear of the property. The rear garden is south facing, fully enclosed, paved seating patio area and large garden carp pond and large glass tunnel greenhouse. A mature garden with shrubs, plants and trees, small lawn area.

## AGENTS NOTE

This is a Freehold property, with all services connected, gas, electricity, water and mains drainage. This property has a council tax band E. There is no onward chain.



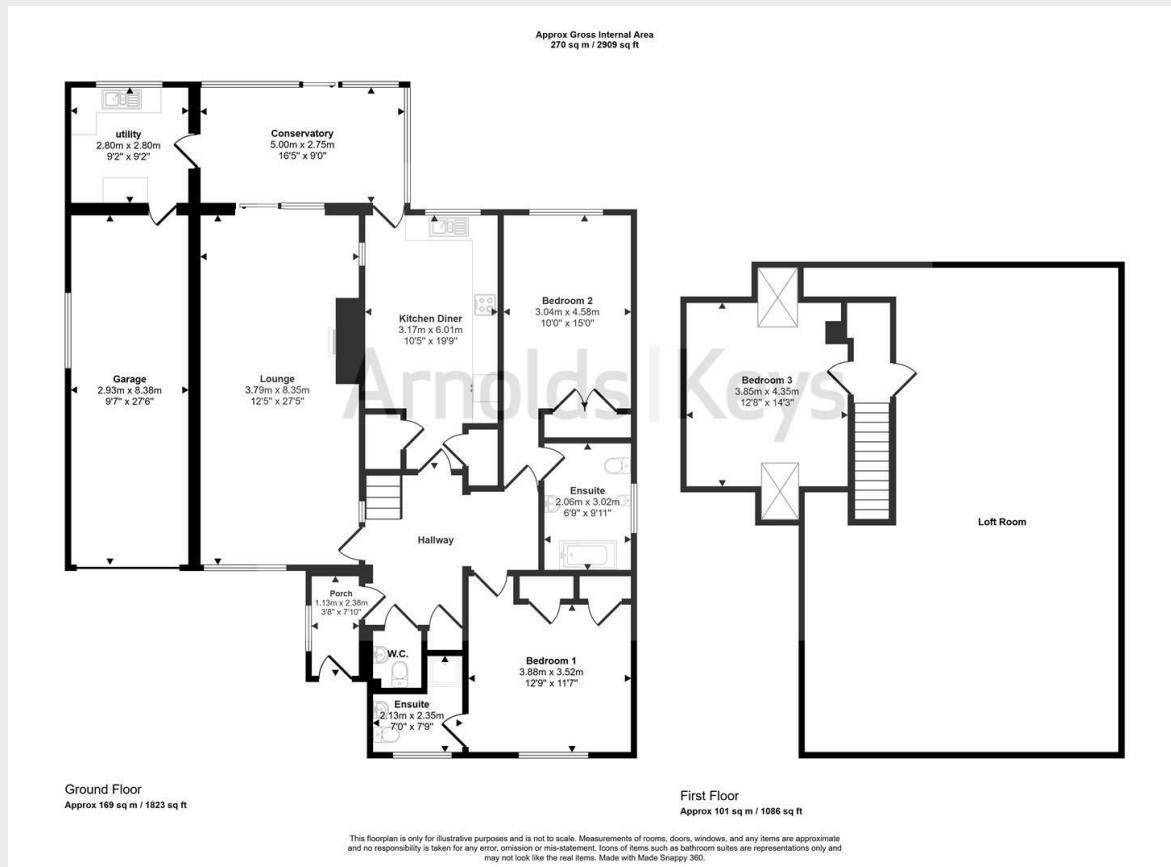


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

