



**All Saints Way, Mundesley Norwich NR11 8BY**



**welcome to**

**All Saints Way, Mundesley Norwich**

**\*\*PRIVATE AND SECLUDED\*\*** This two-bedroom semi-detached bungalow with garage, driveway and rear garden sits in a tucked away position within Mundesley village centre and would make an ideal retirement bungalow by the sea benefitting from ease of access to Mundesley high street and amenities.



**Situated in a tucked away cul-de-sac location in Mundesley village centre, this two bedroom semi-detached bungalow would make an ideal family home, second residence or retirement bungalow! The property offers accommodation comprising entrance hall, living room, recently fitted kitchen, two double bedrooms, conservatory, shower room and garage. Externally, the property benefits from a low maintenance garden at the rear of the property. A single garage with accompanying driveway offers plenty of off-street parking. Within easy reach of the popular Mundesley Highstreet, this property benefits from access to local amenities.**

**The property is fully double glazed and with gas central heating.**

**Viewing is essential to fully appreciate this wonderful bungalow.**

### Entrance Hall

Composite front door with matching glazed panel leading to entrance hall, radiator, access to all rooms, airing cupboard with slatted shelving,

### Kitchen

9' 10" x 7' 9" ( 3.00m x 2.36m )

Fitted with a comprehensive range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset sink single drainer with mixer tap, tiled splashbacks, integrated washing machine, eye level double electric oven, hob with cooker hood above, cupboard concealing wall mounted gas central heating boiler, integrated fridge, upvc double glazed window to the rear aspect,

### Bathroom

7' 5" x 5' 10" ( 2.26m x 1.78m )

Suite comprising walk in shower with glazed screen and thermostatic shower fitted, pedestal hand wash basin and WC, fully tiled walls, ceramic tiled floor, heated towel radiator, opaque upvc double glazed window to the side aspect,

### Bedroom One

10' 8" x 10' 7" Max ( 3.25m x 3.23m Max )

Radiator and upvc double glazed window to the front aspect.

### Bedroom Two

11' 1" Max x 8' 10" Max ( 3.38m Max x 2.69m Max )

Radiator and upvc double glazed window to the front aspect.

### Lounge

16' 6" x 10' 1" ( 5.03m x 3.07m )

Radiator, upvc double glazed French doors leading to the conservatory.

### Conservatory

9' 8" x 8' ( 2.95m x 2.44m )

Upvc double glazed windows, polycarbonate roof, radiator and French doors leading to the rear garden.

### Exterior

Rear garden is enclosed by close boarded fencing and walls, lawned area, patio and paths, timber shed, gated access, greenhouse, outside tap and raised borders, canopy porch area leading to the garage. Garage 17'4" x 8'5" with up and over door to the front, power and light, eaves storage,



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)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## All Saints Way, Mundesley Norwich

- Desirable Coastal village location
- Garage and Driveway Parking
- Walking Distance to Shops, Beach, and Public Transport Links
- Two well-proportioned double bedrooms
- uPVC double-glazed windows and gas-fired central heating

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

**£275,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
CRM109107 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01263 513764**



[Cromer@williamhbrown.co.uk](mailto:Cromer@williamhbrown.co.uk)



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



[williamhbrown.co.uk](http://williamhbrown.co.uk)