



**14 Warren Drive,
Mundesley, NR11 8AS**

- Semi-Detached Bungalow
- In Highly Sought-After Coastal Village
- Three Bedroom Accommodation
- Re-Fitted Kitchen & Shower Room

£280,000

EPC Rating 'D 60'





Property Description

A semi-detached three bedroom bungalow located within the popular North Norfolk coastal village of Mundesley, the property has been updated considerably by the current owner and is offered for sale with no onward chain.

The recent modernisation includes a re-fitted kitchen with modern grey units and integrated appliances, a re-fitted shower room, a replacement gas fired central heating boiler, and conversion of the former garage to create a utility room and the third bedroom.

Completing the accommodation is a spacious 18'1 double aspect lounge/dining room, a uPvc conservatory, an entrance lobby and cloakroom.

Further benefits include uPvc double glazed windows, a long driveway providing off road parking for at least three vehicles and an enclosed split level garden to the rear.



Location

Mundesley is a delightful coastal village which is both a peaceful summer retreat and a vibrant all-year round community. Blue flag beaches, flint faced cottages and colourful beach huts characterise the village throughout the summer, when residents and visitors enjoy its pleasant surroundings without the hustle and bustle of larger coastal resorts.

The village of Mundesley offers a range of local amenities including shops, doctors surgery, village school, library, public houses, tea rooms, church and a nine hole golf course.

More extensive facilities are available within North Walsham including schools and train services to Norwich which is just over twenty miles to the south of Mundesley.

The region is accessible by road and rail with the A11/M11 to London and main line rail connection to London/Liverpool Street Station taking approximately 100 minutes from Norwich Station. The rapidly expanding Norwich Airport offers domestic and European flights. The North Norfolk coastline, much of which is classified as an area of outstanding natural beauty includes bird sanctuaries, beaches and sailing.



Accommodation

Panelled front entrance door opening to:

Entrance Lobby

Built-in cupboard, radiator, doors to cloakroom and lounge/dining room.

Cloakroom

Wash hand basin with mixer tap and storage cupboard under, close coupled WC, window to rear.

Lounge/Dining Room

18' 1" x 11' 5" (5.51m x 3.48m)

Windows to front and side, two radiators, doors to kitchen and inner hall.



Kitchen

Re-fitted with a range of matching grey shaker-style base units and wall cupboards, work surfaces with white tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, built-in oven and hob unit, integrated fridge/freezer, integrated dishwasher, window to rear, door leading to:

Rear Lobby

Door to utility room, door opening to:





Conservatory

10' 9" x 6' 11" (3.28m x 2.11m)

Windows to side and rear, polycarbonate roof, French doors leading out to the rear garden.

Utility Room

8' 9" x 8' 3" (2.66m x 2.51m)

Fitted full height storage unit, work surface with space and plumbing for automatic washing machine under, window to rear, wall mounted gas fired boiler, door leading to:

Bedroom 3/Study

9' 4" x 8' 9" (2.84m x 2.66m)

Window to front, radiator, fitted cupboard.



Inner Hall

Doors to bedrooms and shower room, access to loft space.

Bedroom 1

11' 11" x 11' (3.63m x 3.35m)

Window to rear, radiator.

Bedroom 2

10' 11" x 8' 10" (3.33m x 2.69m)

Window to front, radiator.

Shower Room

6' 6" x 5' 5" (1.98m x 1.65m)

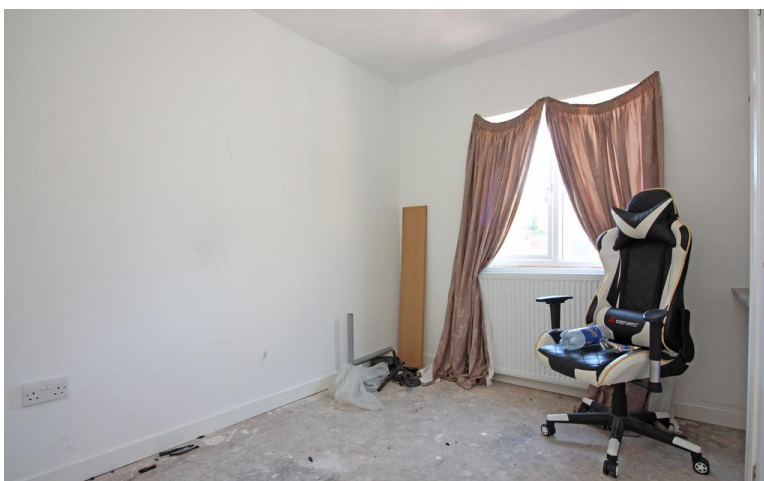
Matching white suite comprising wash hand basin with mixer tap and cupboard under, close coupled WC, shower cubicle with sliding doors, window to side, heated towel rail.



Outside

The property sits nicely back from the road with a generous lawned garden to the front and a twin track driveway providing plenty of off road parking space.

Access to the side of the property leads through to the split-level rear garden, which includes timber decking, a paved patio area, garden shed and steps up to a raised area.





General Information

Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains gas, electricity, water and drainage connected

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

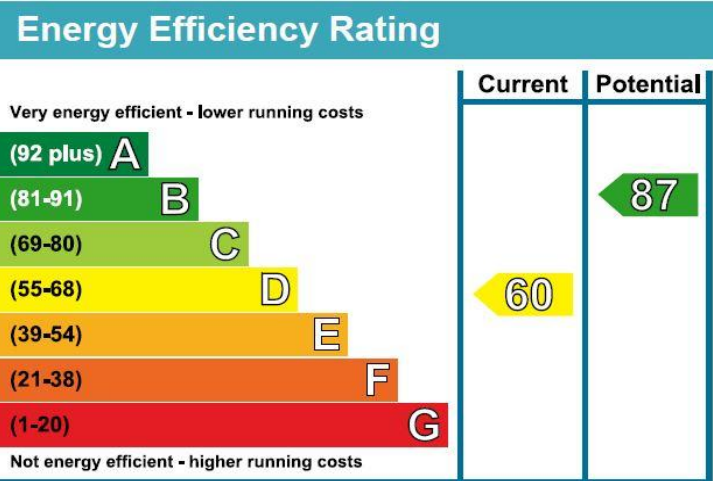
Band C

Directions

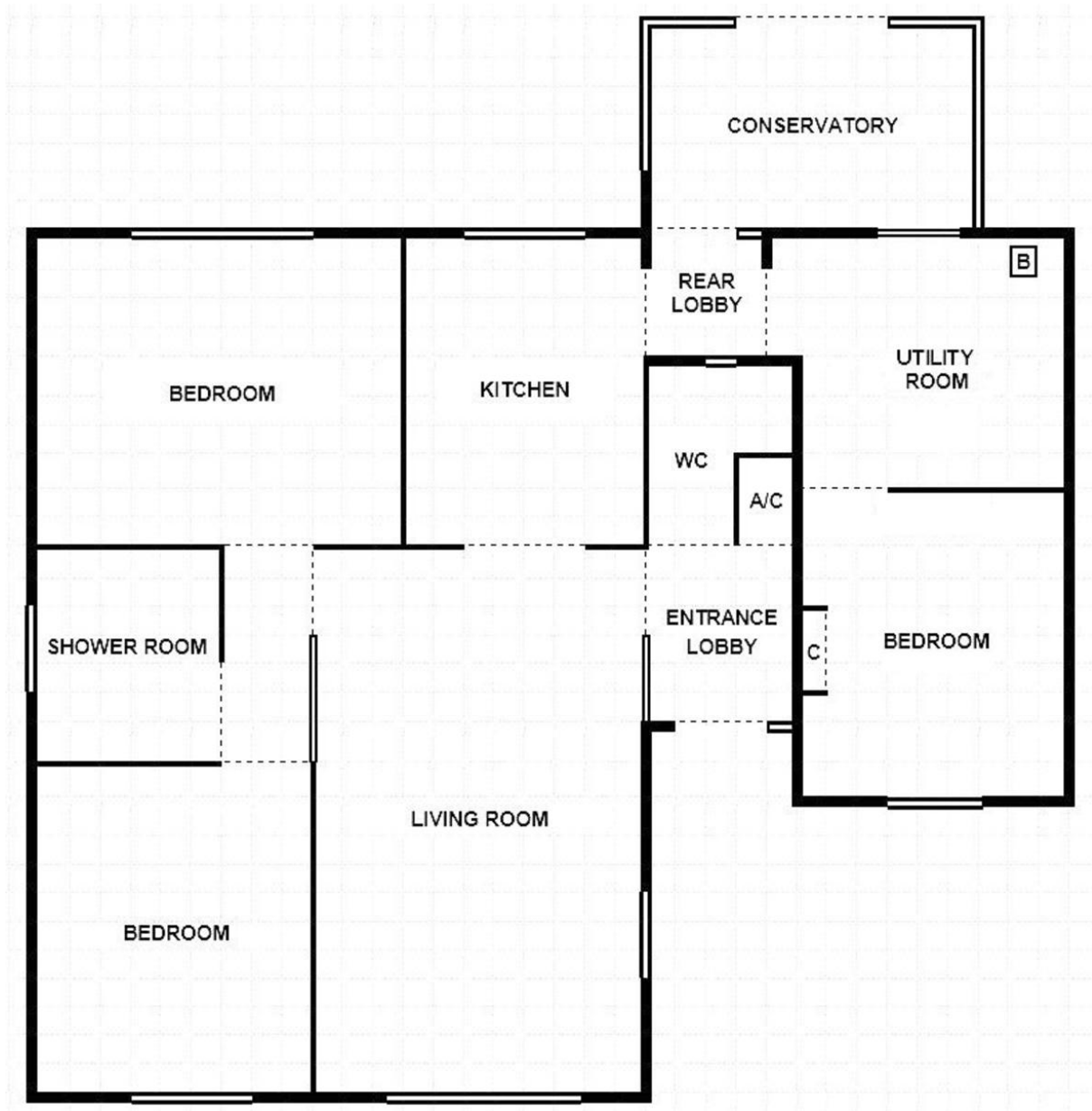
From North Walsham take the B1145 to Mundesley. On reaching the village turn left and immediately right into the High Street. Continue into the village centre and turn left at the T junction. Turn left, before the right hand bend, into Warren Drive and the property can be found part-way down the road, on the left hand side.



EPC Graph



Floor Plan *(Not to scale and intended as an approximate guide to room layout only)*



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In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

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