



Northfield Road, Mundesley Norwich NR11 8JN

welcome to

Northfield Road, Mundesley Norwich

A charming semi-detached family home situated on a generous plot with planning potential (STPP) Three bedrooms, Two reception rooms and no chain in the seaside Village of Mundesley.



Description

A generously proportioned semi-detached family home located in a residential position within easy reach of the village centre, The property offers accommodation over two floors with three bedrooms on the first floor served by a family bathroom, the ground floor the property enjoys two generous reception rooms, cloakroom, kitchen and utility space. There is ample off road parking and an exceptionally large garden to the rear ideal for the green fingered amongst us or the budding young footballer in the family, with such a generous plot this property can grow with you, with potential for extensions (subject to planning permissions) saving the cost of moving should you outgrow the accommodation.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

With staircase rising to the first floor, access to lounge, dining room, kitchen and cloakroom.

Lounge

Double glazed window overlooking the rear garden, fitted carpet, and storage cupboard.

Dining Room

Double glazed door leading to the rear garden, picture rail, and feature wood burner.

Kitchen

Three double glazed windows, tiled flooring, range of cupboards with worktop space, space for freestanding white goods, and a side door leading to the rear garden.

Kitchen/Utility

Accessed from the kitchen, with additional units and worktop space providing useful storage and pantry facilities.

Cloakroom

With WC.

First Floor Landing

With access to all rooms, Built-in airing cupboard

Bedroom One

Dual aspect double glazed windows providing scenic views to the rear aspect, feature fireplace, and built-in wardrobe.

Bedroom Two

Double glazed window with views to the rear of the property, wooden floor, built in wardrobe

Bedroom Three

Double glazed window to the front aspect and fitted wardrobe.

Bathroom

Suite comprising bath, hand wash basin and WC, with double glazed window and wooden flooring.

Exterior

The generous rear garden is mainly laid to lawn and offers a blank canvas for those with a passion for gardening or landscaping. The sizeable plot also presents excellent potential to extend the property to the side or rear, subject to the necessary planning permissions and consents.

Agents Note

The s157 restriction requires that a prospective purchaser must have lived or worked in Norfolk for at least three years (without a break) at the date of purchase.

In the case of joint purchasers only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.

The s157 restriction also applies if the owner lets the property. The tenants must have previously lived or worked in Norfolk for the three years before starting their tenancy.

The s157 restriction provides a pool of properties available for purchasers (and tenants) who have connections through residence or work to Norfolk. The s157 restriction should not prevent a property owner from selling or letting their property.



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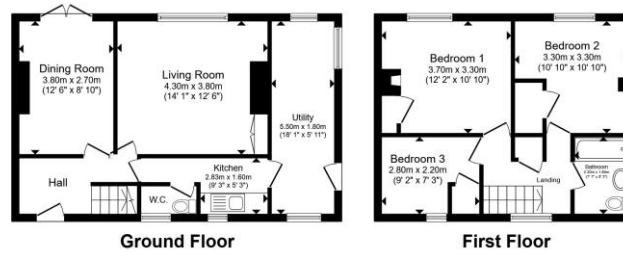


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Northfield Road, Mundesley Norwich

- NO ONWARD CHAIN
- Ample Off Road Parking
- Generous Gardens
- Three bedrooms, Two Reception Rooms
- Extension potential (STPP)

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



£260,000

Total floor area 88.6 m² (953 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

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postcode not the actual property

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Property Ref:
NWM110247 - 0005

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



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk