



GORSE CLOSE MUNDESLEY, NORWICH, NR11 8JZ

**£260,000
FREEHOLD**

Tucked away in a quiet residential area of Mundesley this property is not only deceptively spacious it is also immaculate throughout.

This lovely house consists of a modern fitted kitchen with integrated appliances and lounge/dining room to the ground floor. To the first there are two double bedrooms and a family shower room. There is a fully enclosed garden to the rear and a garage and parking to the front.

This property is an ideal ** First time buyers home** Viewing highly recommended.

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ESTATE AGENCY SIMPLIFIED

GORSE CLOSE

- Immaculate Throughout
- Semi Detached Property
- Two Double Bedrooms
- Contemporary Fitted Kitchen
- Lounge/Diner
- Beautiful Fully Enclosed Garden
- Quiet Residential Location
- Garage & Parking
- Family Shower Room
- Viewing Highly Recommended

Mundesley

A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a village shop, post office, boutique, florist, pubs, tea rooms and hotels.

Also within the village are the beautiful sandy beaches, which are considered some of the best in Norfolk, a church which overlooks the sea and various coastal walks.

A popular market town, North Walsham is situated close by and a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

Overview

Tucked away in a quiet residential area of Mundesley this property is not only deceptively spacious it is also immaculate throughout. This lovely house consists of a modern fitted kitchen with integrated appliances and lounge/dining room to the ground floor. To the first floor there are two double bedrooms and a family shower room. There is a fully enclosed garden to the rear and a garage and parking to the front. This property is an ideal ** First time buyers home** Viewing highly recommended.

Entrance hall

Upvc double glazed door to the front, carpets, radiator, understairs storage and door leading to kitchen and living room. Stairs to the first floor.

Kitchen

Upvc double glazed window to the front, radiator, spotlights and vinyl wood effect flooring. High gloss contemporary wall and base units, part tiled, sink drainer, marble effect worktops, integrated appliance's including electric hob with extractor fan, built in double oven, built in microwave and space and plumbing for washing machine and space for fridge freezer.

Lounge-diner

Double glazed patio doors opening up to rear garden and double glazed window to the rear. Carpets and radiator.



Landing

Carpets, airing cupboard and loft access.

Bedroom

Double glazed window to the front, carpets, radiator and fitted wardrobes.

Bedroom

Double glazed window to the rear, carpets and radiator.

Shower room

Double glazed window to the side, fully tiled, chrome heated towel rail, wall mounted heater, walk in shower, WC and enclosed wash hand basin with built in cupboards.

Garden

Beautifully kept fully enclosed garden to the rear with patio area, lawn with shrubs and borders and gate to the side to access the front of the property.

Garage & Parking

Detached up and over garage to the front of the property with parking to the front of the garage.

AGENTS NOTE

COUCIL TAX BAND - B

EPC - TBC

MAINS GAS WATER & DRAINAGE

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
747 ft²
69.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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