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arnoldskys.com

3 Bellview, Heath Lane . Mundelsey . NR11 8ER



Guide £335,000

SPACIOUS ROOMS, ENCLOSED GARDEN.

A detached bungalow built approx. 10 years ago. Spacious bungalow with entrance porch leading into a wide hallway, doors lead off to all rooms. Sitting room sits to the front with views out towards the countryside. Fitted kitchen/dining room with built in appliances to include dishwasher, washing machine, fridge freezer, cooker and hood. Space for dining table and chairs and French doors leading out onto the garden. Two large double bedrooms, one with Ensuite Shower room and French doors opening onto the rear garden. Further family bathroom with separate bath and shower cubicle. The bungalow is well presented offering gas central heating, double glazed windows and doors, attached single garage, small front garden and enclosed rear garden and patio area. No Onward Chain.

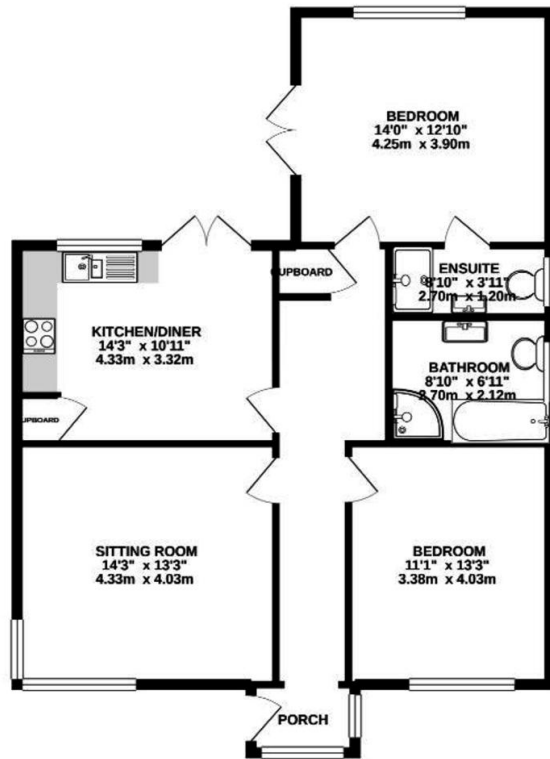
Mundesley is situated approx. 7 miles from Cromer. A quaint village with Blue flag sandy beaches, countryside walks, real village community, a variety of shops and pubs and cafes. Big medical central. An hourly bus service takes you into the towns of Cromer and North Walsham and then picking up the train links to Norwich.



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GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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