



**15 Russell Terrace,  
Mundesley, NR11 8LJ**

- Attractive Period Terraced House
- Sought-After Village Location
- 5 Bedrooms / 2 Reception Rooms
- Open-Plan Kitchen/Dining Room

**£400,000**

EPC Rating 'tbc'





## Property Description

An attractive Edwardian terraced house set in a sought-after position, off the road, in the very heart of Mundesley village.

The spacious five bedroom/two reception room accommodation is extremely versatile and includes numerous character features. A recent extension to the rear has created a wonderful open-plan kitchen/dining room, and there is also a utility room, ground floor cloakroom, first floor bathroom and a second floor shower room.

Further benefits include gas fired central heating to radiators, under-floor heating in the kitchen/dining room, uPvc sealed unit double glazing, an enclosed garden to the rear, and a parking bay with off road parking space for two vehicles.



## Location

Mundesley is a delightful coastal village which is both a peaceful summer retreat and a vibrant all-year round community. Sandy 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 and part-glazed front entrance door to:

### ENTRANCE HALL

Split-level with doors to both reception rooms and kitchen/dining room, staircase to first floor with storage cupboard under, radiator, exposed floorboards to main hall area and laminate wood-effect flooring on lower section.

### SITTING ROOM

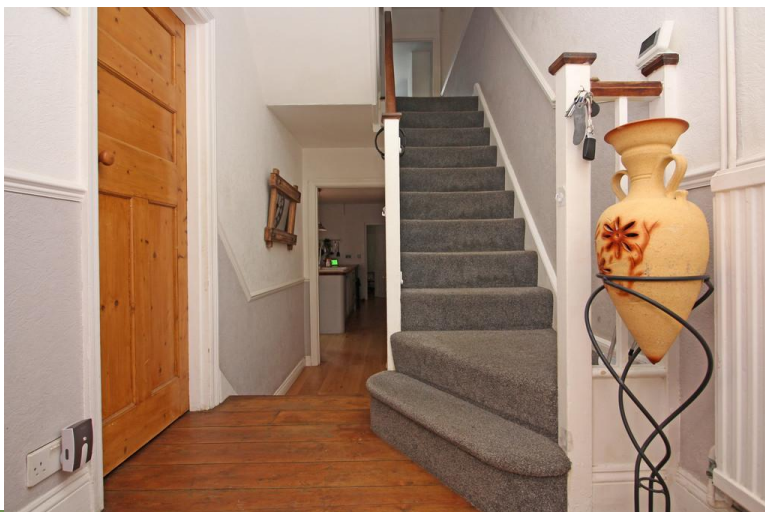
14' 10" x 11' 5" (4.52m x 3.48m) plus bay. Exposed floorboards, picture rails, radiator, bay window to front, fireplace with surround and hearth, telephone point.

### SNUG

12' 11" x 11' 5" (3.94m x 3.48m) Cast iron feature fireplace, window to kitchen/dining room, exposed floorboards, picture rails, radiator.

### KITCHEN/DINING ROOM

18' 5" x 19' 1" max, 10' 5" min (5.61m x 5.82m max, 3.20m min) Fitted with a range of full height storage cupboards to one wall, contrasting central island unit with cupboards and drawers under, solid wood work surface with inset ceramic single drainer sink unit.





Integrated dishwasher, recess providing space for range cooker, space for fridge/freezer, inset ceiling spotlights, wood flooring with under-floor heating, dining area with vaulted ceiling and roof light, uPvc sealed unit double glazed French doors to rear garden, door to:

### UTILITY ROOM

Wall mounted gas fired boiler, work surface with space and plumbing for automatic washing machine under, space for tumble dryer and fridge/freezer, wood flooring with under-floor heating, uPvc sealed unit double glazed window to rear, door to:

### WC

Corner wash hand basin with storage cupboard under, close coupled WC, tiled walls, tiled floor, window to side.

### FIRST FLOOR LANDING

Doors to bedrooms (one currently used as a family room) and bathroom, staircase to second floor.



### BEDROOM 1 / FAMILY ROOM

19' 2" x 11' 4" (5.84m x 3.45m)

Bay window to front, cast iron fireplace with tiled inserts, picture rails, radiator.

### BEDROOM 2

12' 10" x 11' 5" (3.91m x 3.48m)

UPvc sealed unit double glazed window to rear, radiator, feature cast iron fireplace, coved ceiling.



### BEDROOM 3

10' x 9' 8" (3.05m x 2.95m)

UPvc sealed unit double glazed window to rear, radiator, cast iron feature fireplace.

### BATHROOM

Matching white suite comprising pedestal hand basin, close coupled WC, panelled bath with tiled surround and shower over, heated towel rail, extractor fan, uPvc sealed unit double glazed window to side, inset ceiling spotlights.

### SECOND FLOOR LANDING

Split level landing with doors to remaining bedrooms and shower room, dado rails.

### BEDROOM 4

17' 11" x 8' 6" (5.46m x 2.59m)

Window to front, radiator.



### BEDROOM 5

11' 6" x 8' 7" (3.51m x 2.62m)

Window to rear, radiator.



## SHOWER ROOM

12' 10" x 7' (3.91m x 2.13m) plus door recess.  
Matching white suite comprising pedestal hand basin, close coupled WC, shower cubicle, heated towel rail, extractor fan, two roof lights, inset ceiling spotlights.

## Outside

To the front of the property, there is a small garden behind picket fencing, with mature shrubs, a pathway and steps up to the main front entrance.

Opposite the property is a parking bay with allocated parking space for two vehicles.



The garden to the rear is fully enclosed by panelled fencing, with a gravelled patio area adjacent to the French doors from the kitchen/dining room. There is a timber garden store shed, small lawn and a pathway leading to a second gravelled entertaining area with a selection of established shrub beds.

A gate at the bottom of the garden provides a pedestrian access into a walkway, which leads through to Gold Park.

## Referrals

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## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains gas, electricity, water and drainage

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band C

### Directions

From North Walsham take the B1152 to Mundesley. On reaching the village turn left and immediately right into the High Street. Continue to the 'T' junction in the village centre and turn right into Station Road. At the next T junction turn right again and take the first turning left opposite a shop into Russell Terrace.

***Awaiting EPC Graph***

## Floor Plan

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



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