



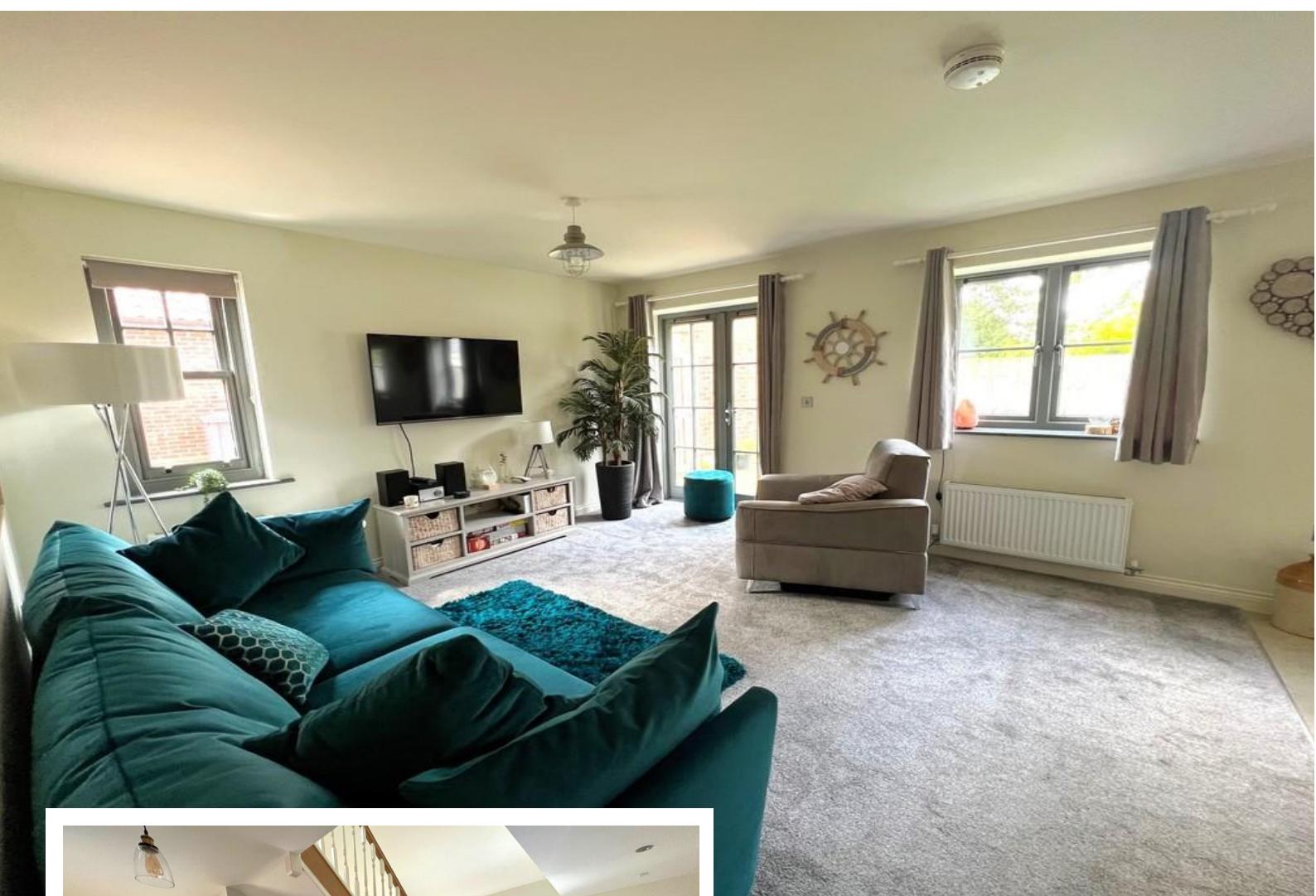
**11 Beck Close,**  
Mundesley, Norfolk, NR11 8QL

- Detached High Specification Home
- Four Bedrooms, Open Plan Living
- Enclosed Garden & Private Cul De Sac Location
- No Onward Chain, Viewing Essential

**Guide Price £475,000- £500,000**

EPC Rating '87'





## Property Description

Accommodation comprises of a large entrance hall with plenty of storage for shoes and coats etc. There is a large open plan kitchen/diner/living room - one half of the room is a cozy lounge area with French Doors leading out onto the rear garden. The modern fitted kitchen offers a range of Shaker style units and fitted appliances. There is a separate utility room with and a large airing cupboard offering more storage. Further ground-floor accommodation consists of two double bedrooms and a family bathroom.

Stairs in the entrance hall lead up to the first floor landing which serves two further double bedrooms, one benefits from a stunning four-piece ensuite bathroom and the other has its own private WC. Outside the property benefits from a single garage and a driveway with parking for two/three vehicles and there is a gate leading to the rear garden. The fully enclosed garden is mainly laid to lawn with patio area and benefits from neighbouring trees and tall shrubs offering spots of shade in a sunny garden.



## LOCATION

A stone's throw from one of the best beaches in the area, this home offers the best of coastal and rural living. Mundesley is a well-served and active village and is also well positioned from which to explore the coast, the Broads and the countryside across this beautiful area. The seaside village of Mundesley offers a range of shopping facilities including post office and other amenities including two schools, an excellent 9 hole golf course and a health centre. A bus service operates to the resort town of Cromer, the market town of North Walsham and links to Norwich City Centre where more comprehensive facilities can be found. The North Norfolk Coast is renowned for its sandy beaches, bird reserves and excellent sailing facilities is close by and the famous Norfolk Broads are within easy reach with Wroxham, the acknowledged centre of the Broads network situated about ten miles away. The picturesque Georgian town of Holt is about 12 miles and has excellent shopping facilities as well as being the home of Gresham's public school.



## ENTRANCE HALL

13' 5" x 10' 5" (4.09m x 3.18m) Having a ceramic tiled floor, ballustraded return staircase to first floor galleried landing, double glazed sash window, built-in airing cupboard with hot water tank and storage, wall mounted central heating thermostat.



## LOUNGE

13' 9" x 12' 10" (4.19m x 3.91m) A double aspect room with double glazed windows to side and rear, matching French doors affording access to the garden, two radiators, television point, open aspect into the Kitchen/Diner.



## KITCHEN/DINER

14' 9" x 12' 10" (4.5m x 3.91m) Having a ceramic tiled floor, fitted with a modern range of high end shaker style base and wall mounted units comprising cupboards and drawers, butchers block work surface with inset one and a half bowl ceramic sink and mixer tap, integrated dishwasher, fridge freezer, built in double electric oven and inset five ring hob with stainless steel splashback and cooker hood above, radiator, double glazed windows to side and rear, matching door to garden, inset spot lighting.

## UTILITY ROOM

6' 9" x 5' 4" (2.06m x 1.63m) Fitted with a range of base and wall mounted cupboards, butchers block work surface with inset single drainer stainless steel sink and mixer tap, plumbing and space for domestic appliance, wall mounted gas fired central heating boiler, double glazed window and door to outside, extractor fan, radiator, ceramic tiled floor.

## BEDROOM FOUR

11' 8" x 7' 6" (3.56m x 2.29m) Having a double glazed window, television point, radiator.

## BEDROOM THREE

11' 11" x 9' 1" (3.63m x 2.77m) A double aspect room with double glazed windows to front and side, built-in wardrobe cupboards having hanging space and shelving, radiator, television point.



### BATHROOM

7' 11" x 7' 3" (2.41m x 2.21m) Having an opaque double glazed window, fitted with a modern three piece suite comprising of a panelled bath with glazed shower screen and dual head thermostatic shower fitted, close coupled dual flush wc, pedestal wash hand basin with mirror light and shaver point above, 'Travatine' tiled floor, tiled splash backs, heated towel radiator, inset spot lighting, extractor fan.

### FIRST FLOOR LANDING

With access to all rooms.

### BEDROOM ONE

16' 9" x 13' 1" (5.11m x 3.99m) A double aspect room with double glazed window and two double glazed remotely operated velux roof lights with integral blinds, bespoke built-in wardrobe cupboards with hanging space and shelving, television point, radiator, door to en-suite

### ENSUITE

10' 3" x 8' 5" (3.12m x 2.57m) Double glazed remotely operated velux roof light with integral blinds, fitted with a four piece suite comprising of a glazed shower enclosure fitted with a dual head thermostatic shower, panelled bath, close coupled dual flush wc, pedestal wash hand basin, heated towel radiator, shaver point, inset spot lighting, extractor fan and Travatine tiled floor.

### BEDROOM TWO

12' 1" x 11' 6" (3.68m x 3.51m) A triple aspect room with double glazed window and two double glazed remotely operated velux roof lights with integral blinds, access to eaves storage, bespoke built-in wardrobes with hanging space and shelving, television point, radiator, door to en-suite cloakroom.

### ENSUITE CLOAKROOM

With Travatine tiled floor, inset spot lighting, pedestal wash hand basin, close coupled dual flush wc, extractor fan, shaver point and mirror.

### GARAGE

19' 8" x 10' 6" (5.99m x 3.2m) With power and light, personal door to side, up and over door to front.

### FRONTAGE

The property is beside a meadow situated at the end of a secluded cul de sac, the driveway is laid to block paving and passes alongside the property to the front door and garage.

### REAR GARDEN

This wraps around the rear and side and is mainly laid to lawn with paved patio and path, outside tap and lighting, enclosed by close boarded fencing and gated side access.

### AGENTS NOTE

The surrounding grounds including the meadow are part of the development and as such each resident is expected to contribute a fee for upkeep and improvement of £250 per annum.





## Viewings

By arrangement with the agents, Acorn Properties

**01692 402019**

## Services

Mains Electricity, Gas, Water & Drainage

## Tenure

Freehold

## Possession

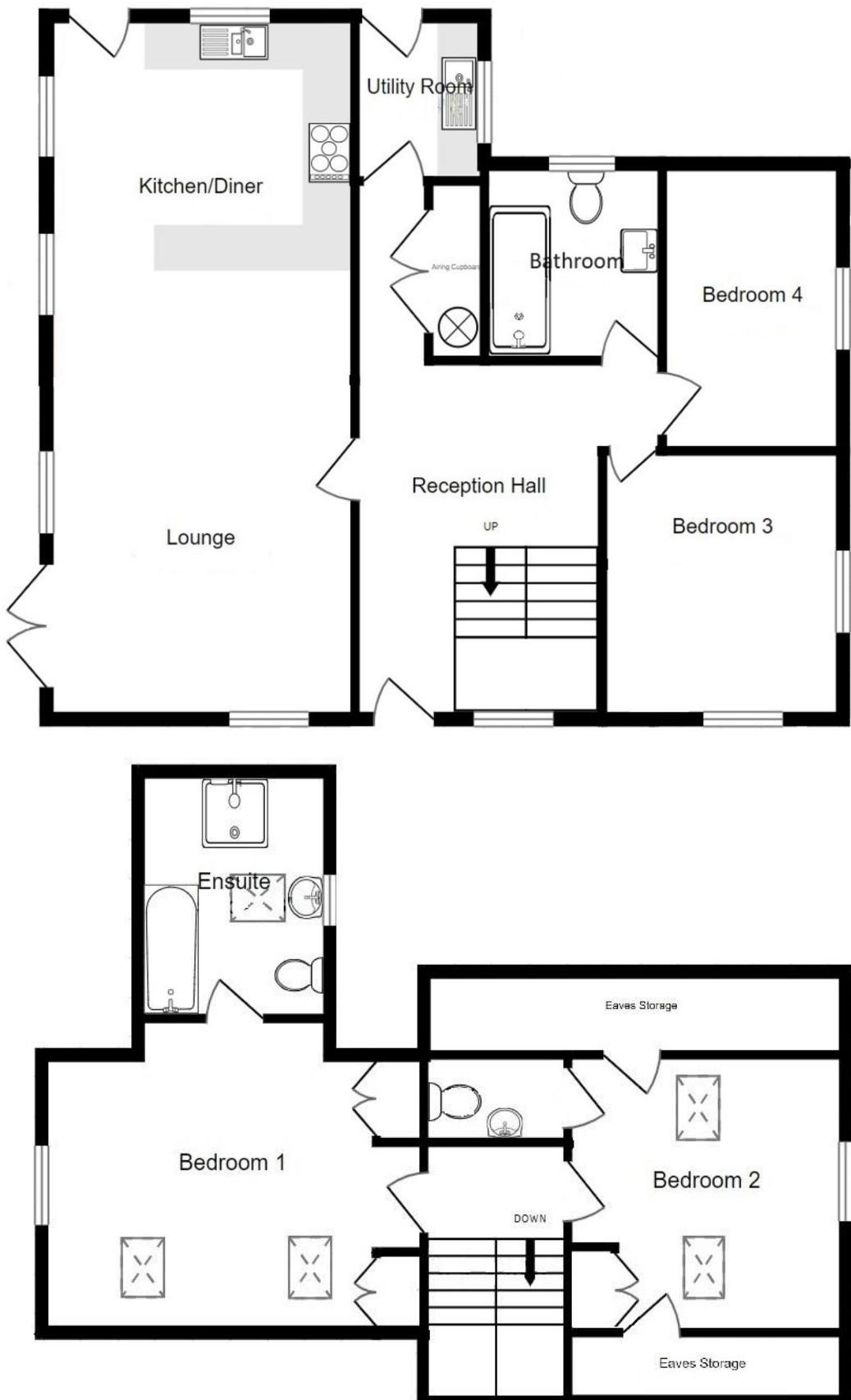
Vacant possession on completion

## Council Tax Band

Band E



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



## Referrals

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