



**21 Warren Drive,
Mundesley, NR11 8AS**

- Established Detached Bungalow
- In Need of Modernisation
- Three Bedroom Accommodation
- Offered with No Onward Chain

Guide Price £270,000

EPC Rating 'tbc'





Property Description

An established detached bungalow set within a sought-after, village centre location, the property is in need of modernisation throughout and is offered for sale with no onward chain.

The accommodation is arranged to provide three bedrooms, a 19'2 double aspect living room, kitchen, bathroom and a separate cloakroom.

There is also an attached garage, good size south and west facing gardens, and a driveway providing off road parking.

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

UPvc sealed unit double glazed front entrance door opening to:

Side Lobby

13' x 4' 2" (3.96m x 1.27m)

UPvc sealed unit double glazed door to rear garden, door to attached garage, panelled and part glazed door to:



Entrance Hall

Doors to all rooms, built-in storage cupboard, built-in airing cupboard housing hot water tank, telephone point, radiator, textured ceiling with access to loft space.

Living Room

19' 2" max x 11' 5" (5.84m max x 3.48m)

Double aspect room with window to front and uPvc sealed unit double glazed sliding patio door to side, two radiators, coved and textured ceiling.



Kitchen

13' 5" x 7' 11" (4.09m x 2.41m)

Fitted wall cupboards and corner display shelves, fitted base cupboards and drawers, roll top work surfaces with tiled splash backs, inset single drainer double bowl stainless steel sink unit with mixer tap, built-in oven, inset hob unit, radiator, window to front, serving hatch to living room, wall mounted gas fired boiler, built-in pantry cupboards, textured ceiling.

Bedroom 1

11' 11" x 9' 5" (3.63m x 2.87m)

Windows to side and rear, radiator, built-in storage cupboard, textured ceiling.





Bedroom 2

11' 2" x 8' 3" (3.4m x 2.51m)

Window to rear, radiator, textured ceiling.

Bedroom 3

8' 10" x 10' max (2.69m x 3.05m max)

Window to rear, radiator, textured ceiling.

Bathroom

5' 9" x 4' 11" (1.75m x 1.5m)

Pedestal hand basin with tiled surround, panelled bath with shower mixer tap and tiled surround, radiator, window to side, textured ceiling.

Cloakroom

Wall mounted wash hand basin, low level WC, half tiled walls, window to side, textured ceiling.



Outside

To the front of the property a twin track driveway provides off road parking space and access to the attached single garage, which measures 20' 3" x 10' with window to one side, double doors to front, light/power connected, space and plumbing for automatic washing machine, and connecting door to the entrance lobby. The front garden is laid to lawn behind a low brick wall, with a flower border and a number of mature shrubs.

The remaining garden is to the side and rear, and is larger than average, enjoying sunny south and westerly aspects respectively. It has been predominantly laid to lawn, with flower and shrub borders, patio areas and a greenhouse.



Referrals

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In most instances, these recommendations are made with no financial benefit to Acom Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acom Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acom Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acom Properties will receive an introducer's fee which is between 25 - 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

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General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains gas, electricity and water connected

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band D

Directions

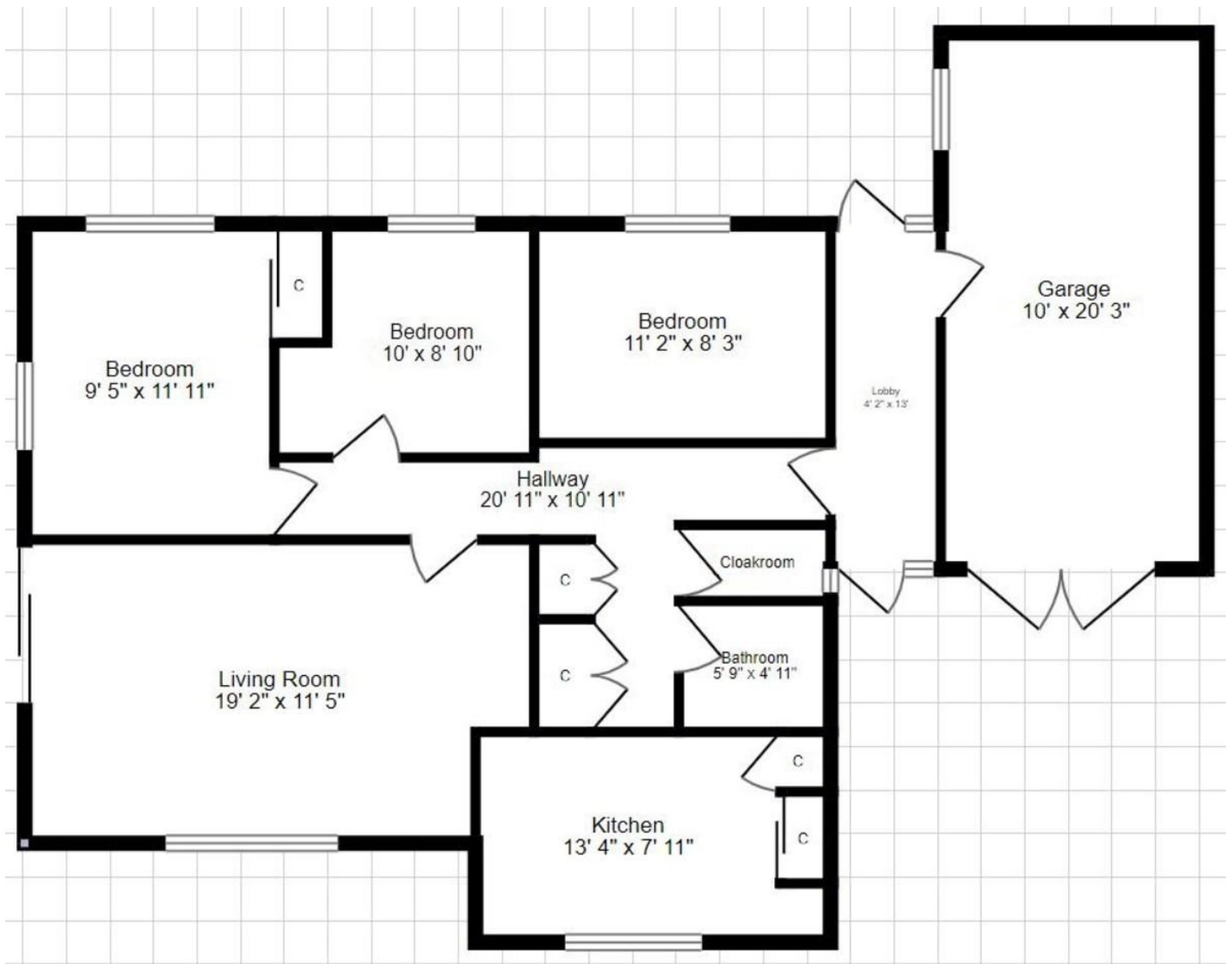
From North Walsham take the B1145 to Mundesley. On reaching the village turn left and immediately right into the High Street. Continue into the village centre and turn left at the T junction. Turn left before the right hand bend into Warren Drive and the property can be found part-way down the road, on the right hand side.



Awaiting EPC Graph

Floor Plan

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



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.