

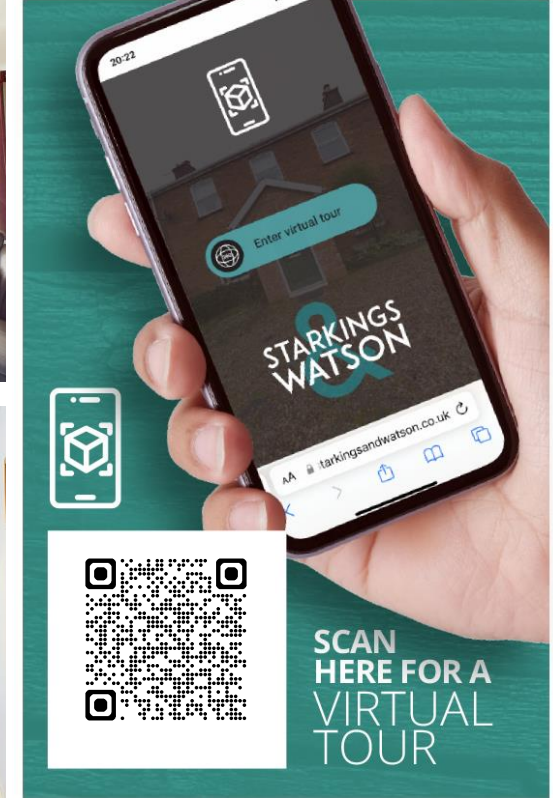
ALBION ROAD

Mundesley, Norwich NR11 8DL

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Versatile Detached Seaside House
- Considerably Extended
- Five Reception Rooms
- Four Bedrooms
- Family Bathroom, En-Suite & Two WC's
- External Home Office/Workshop
- Off Road Parking & Garage
- Over 2100 Sq. Ft of Accommodation (stms)

IN SUMMARY

With endless SEA VIEWS this DETACHED HOUSE has been considerably EXTENDED and IMPROVED in many places to reach a little over 2111 Sq. Ft (stms) offering a VERSATILE and adaptable living space suited to modern FAMILY LIVING. The ground floor offers multiple reception rooms including a DUAL ASPECT 21' SITTING ROOM, study, UTILITY ROOM, WC, family room, conservatory and OPEN PLAN kitchen/dining room. The first floor gives way to FOUR BEDROOMS with all having use of the FOUR PIECE FAMILY BATHROOM, separate WC with an EN-SUITE to the main bedroom. Externally, the rear garden is fully enclosed and PRIVATE with a brick built WORKSHOP/WORK SPACE fully insulated with the potential for an external living space (stp) all served by OFF ROAD PARKING and a brick GARAGE to the front.

SETTING THE SCENE

The property is approached via an unadopted road leading towards the beach and sea with ample off road parking coming courtesy of a concrete driveway with lawn frontage sat behind a low level brick wall. The garage sits beyond the parking with electric roller doors to the front while the main access to the property can be found to the left of the home.

THE GRAND TOUR

As you enter you will find yourself within the central hallway granting access to all of the living accommodation on the

ground floor plus handy built in storage cupboards. To your right is the spacious dual aspect sitting room laid with newer fitted carpet underfoot and large radiators sat underneath the uPVC double glazed windows allowing the room to bask in natural light and offers ample floor space for a choice of soft furnishings. Directly ahead as you enter is the study, a workable and well-lit space which also grants access to the stairs for the first floor ideal for those working from home. Slightly further down the hallway is a utility room with tiled flooring underneath. This space offers plumbing and outlets for a washing machine, tumble dryer and additional American style fridge/freezer with wall mounted radiator and ample additional pantry style storage space. This space used to be a bathroom and could easily be switched back if wished should ground floor living be required. Next door sits a separate WC with frosted glass window to the side of the home whilst directly ahead from here is an additional storeroom, study or potential fifth bedroom on the ground floor with carpeted flooring and uPVC double glazed window to the side of the home. Towards the rear of the property the living space opens up in the form of an open plan kitchen/dining room. Initially the dining space leaves ample room for a formal dining table with handy built in storage cupboard whilst at the very rear a range of wall and base mounted storage adorns the walls in the kitchen with rolled edge work surfaces, tiled splashbacks, giving way to space for multiple appliances including a large gas range style oven with extraction above. Sitting adjacent is the uPVC conservatory with wood effect flooring laid underfoot and sliding doors for easy access into the garden whilst an additional set of uPVC French doors allow you to flow seamlessly into the family room towards the rear of the home with all wood effect flooring underfoot and wall mounted radiator. The first floor landing grants access to all four bedrooms found within the first floor as well as the four piece family bathroom suite complete with corner shower unit, vanity storage and wall mounted heated towel rail



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sitting next to a separate WC. The main bedroom comes towards the end of the hallway on your left, a large living space leaving more than enough room for multiple storage solutions and large bed with carpeted flooring laid underfoot and a wall mounted radiator below the double glazed window. This room also benefits from an en-suite shower room featuring a walk in double shower with tiled surround, vanity storage and heated towel rail. The next double bedroom comes slightly further down the hallway to your right adjacent to the bathrooms with carpeted flooring underfoot as well as a large floor space. This room also has a large double glazed window to the side of the property. Two further double bedrooms can be found at the very rear of the home, both with views into the rear garden and sea views beyond with carpeted flooring underfoot. Both rooms allow for a choice in layout due to their size and a multitude of plug sockets in various locations.

THE GREAT OUTDOORS

The rear garden is predominantly laid to lawn, whilst initially as you exit a concrete area gently raises up with steps beyond the planting borders into the remainder of the garden. The garden is fully enclosed with timber fences on both sides and to the very rear with a second garden gently stepping up creating the ideal sun trap for the summer sunshine. Tucked in the corner of the garden is a wooden decked patio area giving way to the external workshop. This space is fully insulated with plumbing and its own electric supply creating the ideal workshop, workspace or potential external living accommodation with external wall mounted power sockets.

OUT & ABOUT

Mundesley is a coastal holiday destination on the North Norfolk coast and is centred around its sandy beaches and wonderful coastal walks. The village itself offers local shops, including Tesco, amusements, public houses, hotels, schooling and a frequent bus service providing access to the surrounding coastal villages, and Cromer which offers comprehensive shops and superstores.

FIND US

Postcode : NR11 8DL

What3Words : ///takers.discussed.cheese

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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GIRAFFE 360

Calculations are based on RICS IPMS 3C standard.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom: Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area^m

- 2111.04 ft²
- 196.12 m²
- Reduced headroom: 33.58 ft² / 0.29 m²