

Outside

Brick, paver driveway providing parking and turning leads to a DETACHED BRICK BUILT GARAGE 16' 9" x 9' 5" with up and over door, power light and personnel door to the side. The front garden has been gravelled for ease of maintenance. There are two shrubs and gated access to the rear garden. Outside tap. There is a very good-sized garden to the side and rear of the property offering a good degree of privacy and seclusion being laid to grass with an extensive paved gravel and brick patio area together with shrubs, bushes, bamboo and established trees. The garden is well screened by fencing and a brick and cobblestone wall.

Services

All main services are available.

Local Authority/Council Tax

North Norfolk District Council, Holt Road Cromer, Norfolk NR27 9EN, telephone 01263 513811.
Council Tax Band TBC.

EPC Rating

The energy rating for this property is D. A full Energy Performance Certificate will be available on request.

Important Agent Note

Intending purchasers will be asked to provide original identity documentation and proof of address before Solicitors are instructed.

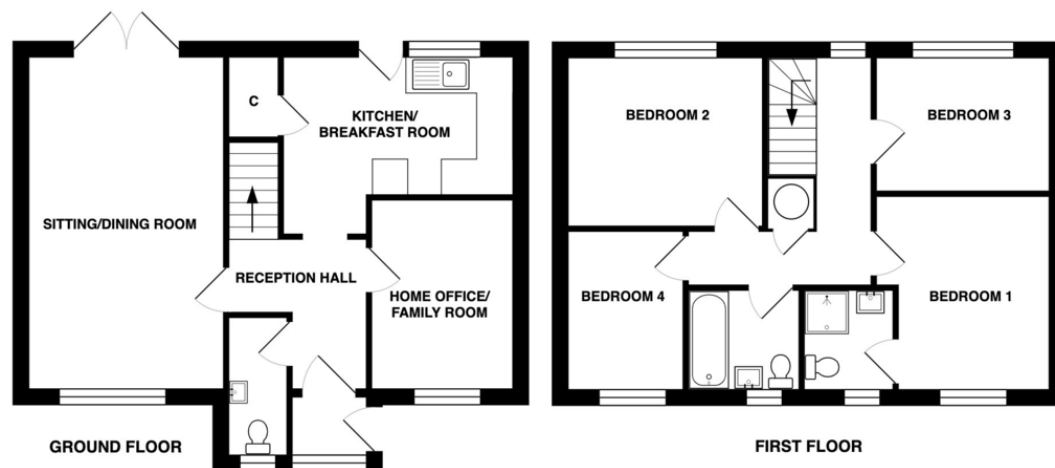
We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sale particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

What3Words: estuaries.behalf.counts

Floor Plan



Total Area: 98.4 m² ... 1059 ft²
All measurements are approximate and for display purposes only

Data Protection Act

The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

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Consumer Protection Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

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DRAFT DETAILS AWAITING VENDOR APPROVAL



home for sale

27 All Saints Way
Mundesley, Norfolk NR11 8BY

Guide Price

£325,000

Freehold

Nestled at the end of a cul-de-sac, this established detached family home offers great potential for modernisation and improvement. The property boasts views over Gold Park from the rear, providing a peaceful backdrop to daily life. With a surprisingly spacious garden featuring attractive brick and cobblestone walls, this is an ideal setting to create your dream outdoor space.

- NO ONWARD CHAIN • Views To Gold Park • Good Size Rear Garden
- Spacious Sitting/Dining Room • Kitchen/Breakfast Room • Home Office/Family Room
- Four Bedrooms • En-Suite & Family Bathroom • Detached Garage • Scope To Update & Improve • (Ref: X)

Viewing strictly by
prior arrangement
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Location

Mundesley is a delightful coastal village which became popular with the Victorians when visitors were brought to the sea with the opening of the railway in 1889. The railway has long gone but blue flag sandy beaches, coloured beach huts, shallow rock pools and flint faced cottages characterise the village throughout the summer. The village is also a great starting point for country walks to include the coastal path with plenty of footpaths and circular routes. Close by the Southrepps Common is an important area for wildlife with woodland and wild flowers.

The bustling village centre has a variety of shops to include butchers, excellent greengrocer, ladies clothes shop, chemist, Spa and Tesco express, together with eateries, hotels and a pub. Mundesley also has its own medical centre, primary school and nine hole golf course founded in 1901. There is an adventure island crazy golf park close to the seafront and small maritime museum which is also the lookout of the National Coast Watch Institution.

Mundesley is ideally located for easy access to a number of key towns. The village is some 7.3 miles south east of Cromer, 5.6 miles north east of North Walsham with the nearest rail link, the Bittern Line, which runs between Sheringham and Norwich. The city of Norwich is just over 20 miles south west.

Description

Tucked away in the corner of a cul-de-sac, this established detached house offers a wealth of potential for those looking to create their ideal home. The property is characterised by its attractive brick and cobblestone façade, mirrored in the delightful walls that enclose the surprisingly spacious rear garden. From the garden, enjoy scenic views over the road towards the picturesque Gold Park.

While the gas centrally heated and double-glazed accommodation would benefit from updating, this provides a fantastic opportunity to tailor the home to your own style and standards. Inside, you'll find four bedrooms, with the principal benefiting from an en-suite shower room, and the remaining bedrooms sharing a family bathroom.

The ground floor features a spacious sitting/dining room with french doors opening out to the rear garden, a separate home office or family room, a well-sized kitchen/breakfast room, and a cloakroom off the welcoming reception hall.

This is a rare chance to put your own stamp on a well-located family home in a quiet and desirable setting.

Part glazed entrance door to:

Reception Lobby

4' 8" x 3' 8" (1.42m x 1.12m) With wood effect vinyl flooring and part glazed door to:

Reception Hall

Carpeted staircase to the first floor, wood effect vinyl flooring, ceiling covings.

Cloakroom

7' 8" x 3' 3" (2.34m x 0.99m) (Front Aspect) With coloured

suite comprising of low-level WC and wall mounted hand basin with tiled splashback, radiator, wood effect vinyl flooring, ceiling covings.

Sitting/Dining Room

18' 10" x 10' 10" (5.74m x 3.3m) (Front & Rear Aspect) Feature open fireplace, two radiators, TV point, comma telephone point, dado rail, carpet, ceiling covings, double glazed French doors leading to the rear garden, dimmer switches.

Home Office/Family Room

10' 7" x 8' 0" (3.23m x 2.44m) (Front Aspect) Radiator, wood effect, vinyl flooring, ceiling covings.

Kitchen/Breakfast Room

12' 6" x 7' 8" (3.81m x 2.34m) (Rear Aspect) Inset single drainer stand still sink unit with mixer tap and cupboard under, space and plumbing for automatic washing machine, range of base cupboard and drawer units with work surfaces over, part tiled walls, wall mounted Worcester gas fired boiler which serves the central heating and domestic hot water, matching wall cupboards, to include integrated extractor unit, radiator, good sized storage cupboard under stairs, radiator, space for upright fridge freezer, wood vinyl flooring, double glazed door to the rear garden, ceiling covings.

On The First Floor

Landing

(Rear Aspect) Built in linen cupboard housing the lag top water tank, access to roof space, carpet, ceiling covings.

Bedroom 1

11' 0" x 8' 6" (3.35m x 2.59m) (Front Aspect) Radiator, carpet, ceiling covings, door to:

En-Suite Shower Room

5' 9" x 4' 10" (1.75m x 1.47m) (Front Aspect) With suite comprising tiled corner shower cubicle with independent Triton shower unit, pedestal hand wash basin tiled splashback, low level WC, radiator, wood effect vinyl flooring, extractor fan, ceiling covings,

Bedroom 2

10' 10" x 9' 4" (3.3m x 2.84m) (Front Aspect) Radiator, carpet, ceiling covings.

Bedroom 3

9' 9" x 7' 5" (2.97m x 2.26m) (Rear Aspect) Radiator, carpet, ceiling covings.

Bedroom 4

9' 1" x 6' 7" (2.77m x 2.01m) (Front Aspect) Radiator, carpet, ceiling covings.

Bathroom

6' 3" x 5' 9" (1.91m x 1.75m) (Front Aspect) With suite comprising of panel bath with mixer tap, shower attachment and pop-up waste, heart tiled walls, pedestal hand basin with tiled splashback, low level WC, radiator, shaver point, extractor fan, wood effect vinyl flooring, ceiling covings.