

# Arnolds | Keys



18 Back Street, Mundesley, Norfolk, NR11 8JJ

Guide Price £399,000

- Characterful cottage
- Wood burner
- Cottage Gardens
- Situated in the Heart of the village
- Gas central heating
- Four double bedrooms
- Kitchen/dining room
- Off-Road Parking
- Ideal home or second home
- Potential to convert the outhouse

# 18 Back Street, Mundesley NR11 8JJ

A lovely brick and flint end terrace cottage set in the heart of the village of Mundesley, a beautifully presented accommodation of individual character. The property has delightful gardens and has potential to convert bedroom four into an annexe or home office. Gas centrally heated throughout. Off-Road parking.

with just a short walk to the beautifully sandy beaches, cafes, pubs and shops, and is also on a very good bus service to the market towns of North Walsham and Cromer, with rail links onto Norwich.



Council Tax Band: D



Set in the heart of the Village is this stunning, end-terraced cottage offering beautifully presented accommodation of individual charm and character. The property also has delightful cottage gardens to the front and rear with Summer House also at the rear. There is potential to convert bedroom four into an annexe or office for those wanting to work from home.

The accommodation has full gas central heating and UPVC sealed unit windows.

### **ENTRANCE HALL**

A wide entrance hallway with laminate wood flooring, stairs to first floor, picture rail, understairs storage cupboard, ceiling light, radiator, door to AIRING CUPBOARD housing floor standing cylinder and shelving. Doors into dining room and sitting room.

### **SITTING ROOM**

Two UPVC sealed unit sash windows to the front with replacement window shutters. Laminate wood flooring, ceiling light, radiator, feature fireplace housing multi fuel burner on concrete hearth.

### **KITCHEN/DINER**

A range of newly fitted base and wall units with larder cupboards all in midnight blue with wood effect work tops over, breakfast bar with pop up electric and USB sockets, inset sink with mixer tap over. There are a range of built in appliances to include fridge freezer, electric combination oven and microwave, integral washing machine, four ring induction hob with extractor above. A large dining area for table and six chairs. Modern ceiling lighting. Three velux roof lights and UPVC sealed unit window to the rear. A lovely snug area with space for two chairs and French doors opening onto the patio area and giving views over the cottage garden.

### **LANDING**

UPVC sealed unit window to the rear, radiator, carpet, doors to all bedrooms and bathroom.

### **BEDROOM ONE**

A lovely light and airy large double bedroom with two UPVC sash windows to the front, carpet, ceiling light, radiator. Door to hanging storage cupboard.

### **BEDROOM TWO**

UPVC sealed unit sash window to the front with views over the roof tops towards the clifftop. Carpet, radiator, feature cast iron fireplace.

### **BEDROOM THREE**

UPVC sealed unit window to the rear. Radiator, carpet, ceiling light.

### **BATHROOM**

White bathroom suite comprising of panelled bath with waterfall shower over, vanity wash hand basin with two storage drawers beneath, closed couple WC, heated towel rail and ceiling light., decorative tiled walls.

### **HOME OFFICE/CRAFT/BEDROOM FOUR**

This is situated on the ground floor off the hallway, which has great potential to be converted into either a home office or annex, this room does have planning permission in place to incorporate the outbuilding WC into a bathroom . Timber vaulted ceiling, velux roof light, UPVC sealed unit window to side.

### **OUTSIDE**

The cottage sits slightly elevated with walled front garden and pathway leading to the front door. The front garden is mainly laid to lawn with a shingle seating patio area, many mature cottage plants and shrubs.

A beautifully presented cottage garden to the rear which is south/west facing with lawn area, patio seating area, outside lighting and water tap. Summer house and garden shed. A brick outhouse is adjacent to the house with WC. The garden is fully enclosed by fencing and brick and flint walling. Two double gates to the rear leading onto the off road parking space.

### **AGENTS NOTE**

This property is Freehold, all mains services are connected. The property is a council Band D.

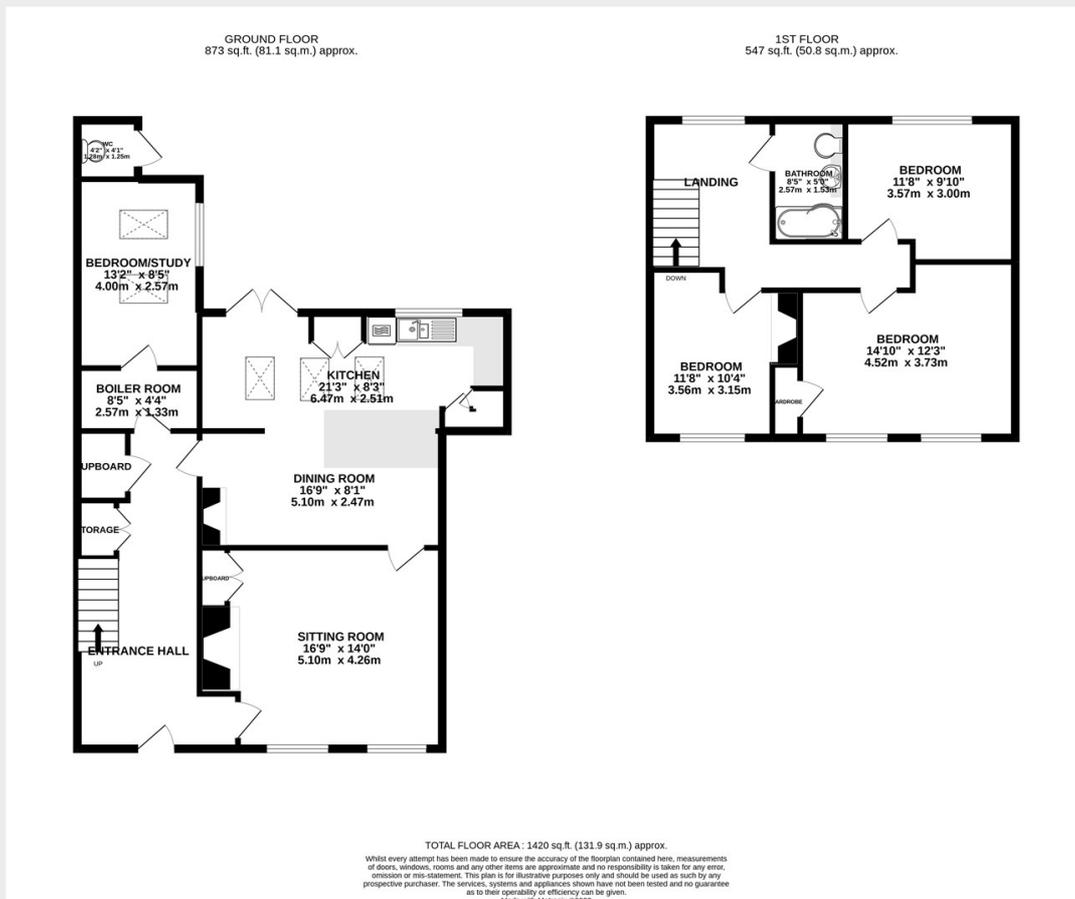


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.