

# Arnolds | Keys



147 Mundesley Road, North Walsham, NR28 0DD

Guide Price £425,000

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- WELL MAINTAINED FRONT AND REAR GARDENS
- POPULAR MARKET TOWN LOCATION
- SPACIOUS ACCOMMODATION
- DETACHED GARAGE
- AMPLE OFF ROAD PARKING

# 147 Mundesley Road, North Walsham NR28 0DD

A beautifully presented and substantial detached bungalow, ideally positioned within a sought after area in the market town of North Walsham, close to local amenities and nearby woodland walks. The property boasts ample off road parking, detached garage and low maintenance front and rear gardens.



Council Tax Band: C



## **DESCRIPTION**

This deceptively spacious, bay fronted bungalow offers bright and versatile accommodation with a welcoming entrance hall, three double bedrooms, family bathroom, dual aspect lounge, kitchen/breakfast room, store room and conservatory. The property is ideally located close to the popular market town of North Walsham, with access to public transport links and a host of amenities, whilst being conveniently located close to woodland and countryside walks.

Externally the home presents a beautifully maintained front garden and a private, West facing rear garden, with ample off road parking on the brick weave driveway and detached single garage to the side.

## **ENTRANCE HALL**

UPVC door to front entrance, radiator, carpet flooring.

## **LIVING ROOM**

A dual aspect room with double glazed bay window to front and window to side, carpet flooring, radiator.

## **BEDROOM ONE**

Double glazed bay window to front aspect, three built in wardrobes and drawer units, carpet, radiator.

## **BATHROOM**

Double glazed window with obscured glass to rear, fitted with a four piece suite comprising bath with mixer tap and shower head attachment, shower cubicle with mains connected shower, vanity unit with inset wash hand basin, WC, tiled flooring, radiator, extractor fan.

## **BEDROOM TWO**

Double glazed window to side aspect, built in double wardrobe, carpet, radiator.

## **HALLWAY**

Built in storage cupboard with shelving units and rail, radiator, carpet.

## **BEDROOM THREE**

UPVC double glazed patio door to rear garden, carpet flooring, radiator.

## **KITCHEN**

Double glazed window to side aspect, comprising wall and base units with worksurface over, inset stainless steel one and a half sink and drainer, integrated appliances include electric oven, microwave, fridge/freezer and washing machine. Electric hob with cooker hood over, tiled floor, radiator.

## **REAR HALLWAY**

Tiled floor, door to store room and conservatory.

## **STORE ROOM**

Double glazed window to rear aspect, store room housing gas boiler and space for a freezer,

## **CONSERVATORY**

Double glazed windows to side and rear aspect, UPVC door to rear garden, tiled flooring, radiator.

## **EXTERNAL**

To the front the property is approached via a brick weave driveway providing ample parking and access to the detached garage which has an electric door, power and lighting supply. The front garden is laid to lawn with a range of mature shrubs and hedging providing privacy from the road. The rear garden, which is private and West facing, is mainly laid to lawn with shrubs and an apple tree, shed and a patio seating area.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity and water connected.

Council tax band: C


Mains gas central heating.



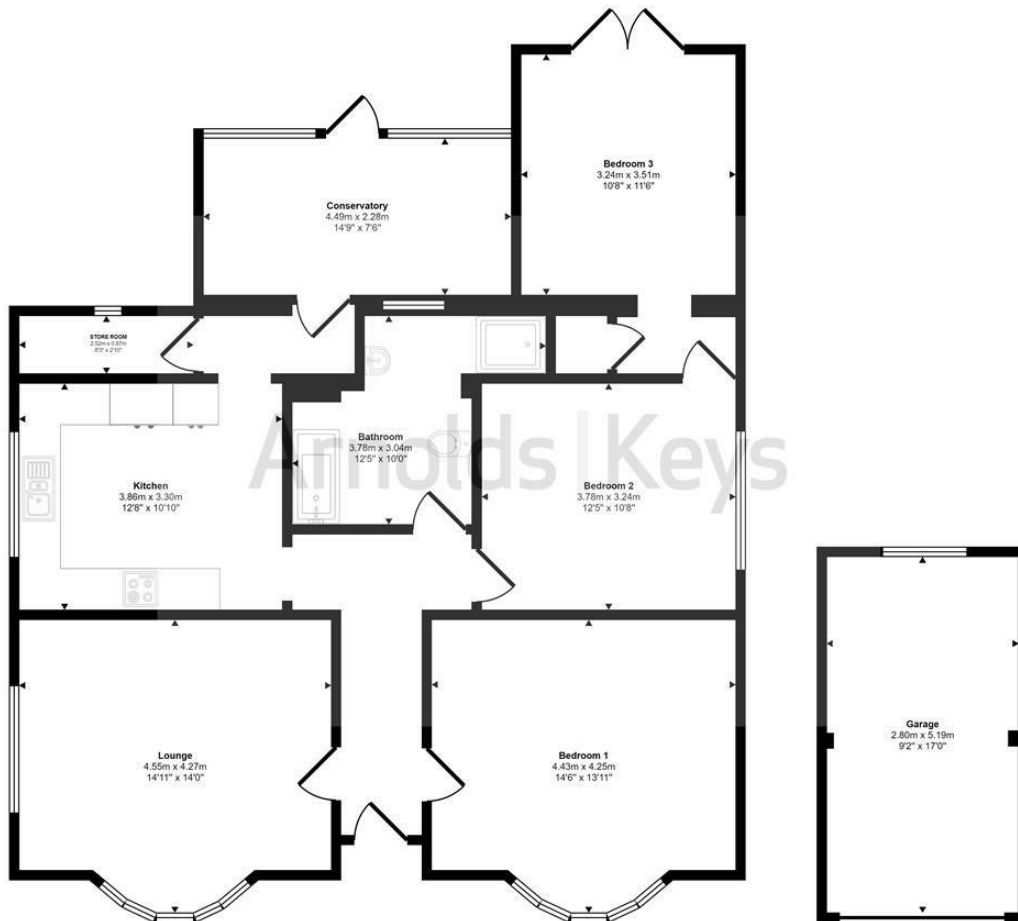
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

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

Approx Gross Internal Area  
125 sq m / 1346 sq ft



Floorplan  
Approx 111 sq m / 1190 sq ft

Garage  
Approx 15 sq m / 156 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 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.

