



## MUNDESLEY ROAD TRIMINGHAM, NR11 8ED

£265,000  
FREEHOLD

This well maintained detached bungalow lies in the pretty coastal village of Trimingham which lies in-between the popular and increasingly sought after towns of Mundesley and Cromer.

This delightful bungalow consists of Entrance porch, living room, fitted kitchen, two bedrooms to the ground floor and a large attic room.

There is a large garden to the rear and driveway with plenty of parking.

  
**HENLEYS**  
Residential Sales & Lettings

# MUNDESLEY ROAD

- Chain Free
- Detached bungalow
- Village Location
- Two Bedrooms
- Living Room
- Attic Room
- Fitted Kitchen
- Bathroom
- Garden and driveway
- Viewing recommended



## Porch

UPVC door to the front and door leading into living room.

## Living Room

Window to the front and side, carpets and radiator. Fireplace with tiled hearth and built in shelving.

## Fitted Kitchen

Double glazed window to the side and door to the side, Wall and base units, space for cooking and fridge. Space and plumbing for washing machine. Part tiled.

## Shower room

Double glazed window to the side, part tiled, walk in shower with glass screen, chrome heated towel rail, wall mounted mirrored vanity unit, enclosed wash hand basin with splashback tiles and cupboard below,

## Bedroom

Double glazed window to the rear, radiator, carpets, built in wardrobe and built in cupboard.

## Bedroom

Carpets, radiator, and UPVC door to the rear.

## Attic Room

Double glazed window to the rear and skylight. Carpets and storage into the eaves.

## Garden and Outside

The front of the house has a lawn and brick weave driveway with plenty of parking along with a carport with raised height roof allowing for parking of higher vehicle e.g. van camper.

The rear large garden is mainly laid to lawn with shrubs and trees. There are sheds and summerhouse.

## SERVICES

The property is connected to mains drainage, electric and water.

The gas supplied to the property is via and LPG tank

## COUNCIL TAX

Band C

# 18 MUNDESLEY ROAD





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 