

abbotFox



Albion Road, Mundesley, Norwich
Guide Price £350,000 - £360,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents this beautifully renovated three bedroom detached home, perfectly positioned within the sought-after coastal village of Mundesley, and offering sea views. Thoughtfully modernised throughout, this charming property effortlessly blends contemporary comfort with timeless appeal, creating a stylish yet welcoming home ideally suited to a wide range of buyers.

The heart of the home offers a superb modern kitchen, complemented by flexible reception space and an abundance of natural light, creating a warm and inviting atmosphere throughout. the ground floor is completed with a welcoming entrance hall, cloakroom, and utility which leads into the adjoining garage.

Upstairs, three well proportioned bedrooms provide comfortable and versatile accommodation, alongside a beautifully finished family bathroom, all continuing the high standard of presentation found throughout the home.

Externally, the property enjoys private gardens, offering the perfect setting for alfresco dining, relaxing, or enjoying coastal air, while off-road parking further enhances the practicality of this appealing home.

Situated just moments from Mundesley's stunning sandy beach, local shops, and amenities, this exceptional home offers the perfect blend of coastal lifestyle and village convenience.

An early viewing is highly recommended to fully appreciate the quality, location, and lifestyle on offer with this superb renovated home

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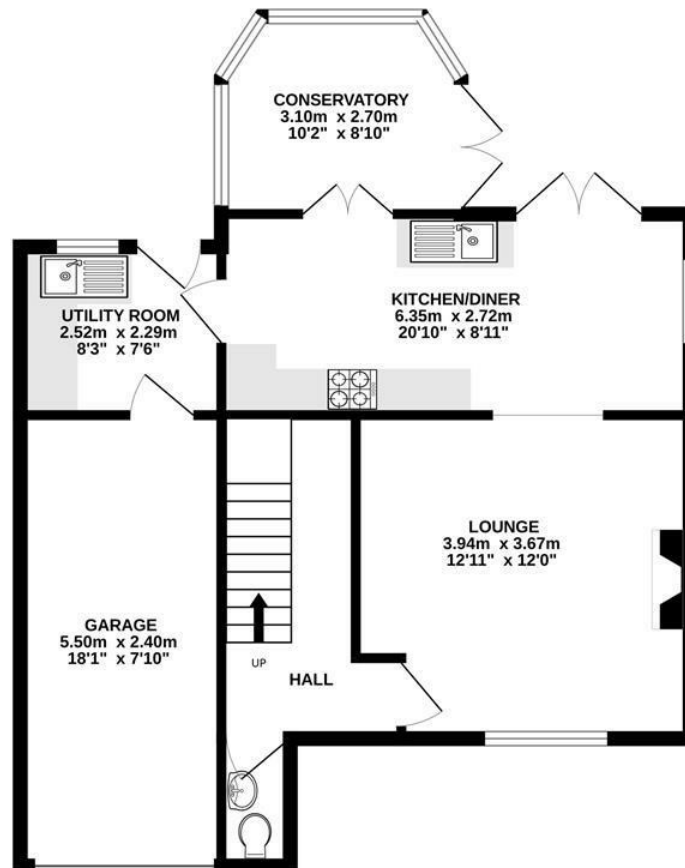




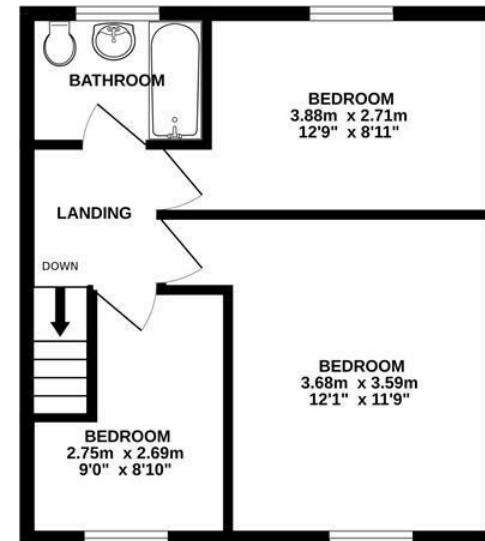
THE HIGHLIGHTS _____

- Guide price £350,000 - £360,000
- Stylishly renovated detached house
- Three bedrooms
- Generous living accommodation
- Sea views
- Ample off road parking and adjoining garage
- Private rear gardens
- Easy access to local amenities
- No onward chain
- Internal viewing advised

GROUND FLOOR
61.0 sq.m. (656 sq.ft.) approx.



1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA : 96.6 sq.m. (1039 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.

Let's talk

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