

# Arnolds | Keys



**Newlands, 31 Trunch Road, Mundesley, NR11 8JU**

**Price Guide £625,000**

- Beautifully proportioned accommodation
- Three Bathrooms
- Garden Room
- Gas central heating
- Four Bedrooms
- Large south facing plot
- Many character features
- Easy reach of Village centre

# Newlands, 31 Trunch Road, NR11 8JU

We are delighted to offer this impressive detached dwelling of character standing in grounds of approximately 2/3 acre, subject to survey. Newlands offers beautifully proportioned accommodation where a wealth of original character is mixed with sympathetic modern additions. The property which backs on to open farmland, enjoys a southerly aspect at the rear, the garden room takes full advantage of this aspect. On the first floor are four bedrooms and three bathrooms making this an ideal family property.

Mundesley itself is a popular coastal village with a small range of local shops and restaurants and an excellent sandy beach. The County Capital of Norwich is approximately 20 miles distant.



Council Tax Band: E



## ENTRANCE PORCH

Approached via a glazed canopy. Twin glazed doors and two fitted store cupboards. Two further glazed doors opening to:

## RECEPTION HALL

Original polished tiled floor, fireplace recess with original tiled hearth, turning staircase to first floor.

## LIVING ROOM

A light room enjoying two aspects to the front and side. Polished wood floor, radiator, timber fire surround with open fire if required.

## LOUNGE/DINING ROOM

Another light room with three aspects to front, side and rear. Polished wood floor, full height wooden fire surround with wood burning stove in recess on stone hearth, radiator, TV point. Open plan design to include the dining area with a further radiator, shelved arched recess, door leading to:

## KITCHEN/BREAKFAST ROOM

The kitchen area with windows to the front and side, has recently been re-fitted with a contemporary range of base and wall units with solid wood work surfaces and tiled splash backs. Inset double bowl stainless steel sink unit. Inset electric hob with built in oven and extractor hood above. Space for fridge/freezer. The breakfast area has a continuation of the units and work surfaces with provision for a washing machine and dishwasher, radiator. The breakfast bar enjoys a lovely south facing view over the rear garden from the windows and part glazed door.

## INNER LOBBY

With glass panelled door to:

## GARDEN ROOM

A more modern addition with polished wood floor and extensive glazing overlooking the south facing rear garden. Two radiators, French doors to patio.

## REAR LOBBY

With built in cupboard, glazed door to side aspect and access to:

## CLOAKROOM

With pedestal wash basin, close coupled w.c., radiator, window to rear.

## FIRST FLOOR GALLERIED LANDING

Radiator.

## BEDROOM 1

Another light room with dual aspect windows, radiator, period fireplace, triple fitted wardrobe cupboard. Door to:

## ENSUITE

With fully tiled walls and floor, pedestal wash basin, close coupled w.c., slipper bath with independent electric shower above, chrome heated towel rail.

## BEDROOM 2

Another dual aspect room, two double fitted wardrobes, radiator, period fireplace, corner wash basin with tiled splash backs and cupboard beneath. Door to:

## ENSUITE

Shower enclosure with independent electric shower, close coupled w.c., wall tiling.

## BEDROOM 3

Window to front aspect, radiator, wash basin with tiled splash backs.

## BEDROOM 4/OFFICE

With window to side aspect, radiator.

## FAMILY BATHROOM

Corner bath with electric shower above and tiled splash backs, vanity washbasin with cupboards beneath, close coupled w.c., wall tiling, window to rear aspect.

## OUTSIDE

The property stands in a plot approaching 2/3 acre subject to survey. A driveway leads from the road and provides off-road parking for a number of vehicles and leads to the original 1920s timber GARAGE. To the front of the property is an established garden area with central pathway leading to a number of shrub and flower beds. A side access then leads to the extensive rear garden which has been carefully designed and maintained to attract birds and wildlife. There is a patio immediately at the rear and a series of pathways then meandering through the garden where there are various lawned areas, box hedging, numerous shrubs and trees and pergolas making it a delightful space which may only be appreciated by a viewing. There are a number of outbuildings within the grounds which back on to open farmland at the rear.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax rating of Band E. There is a 30 year guarantee for the timber and a damp course.




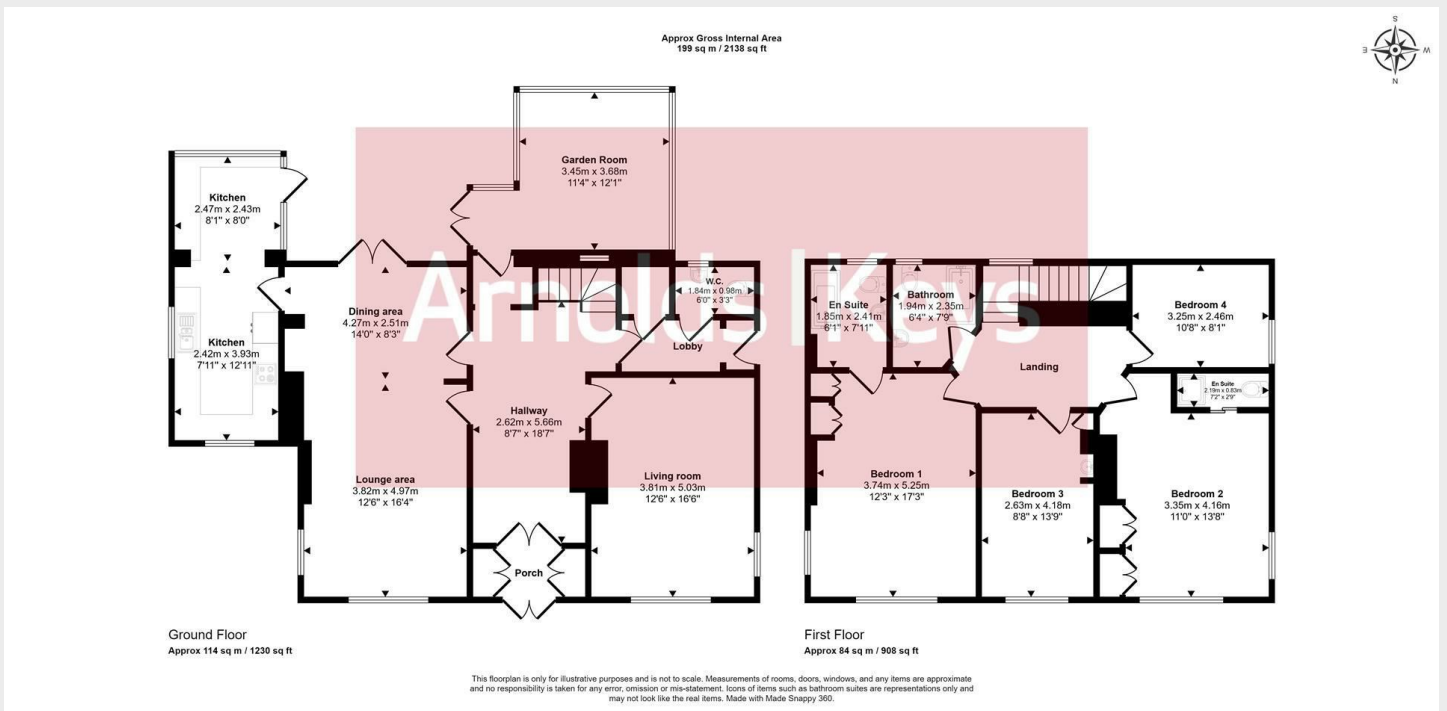


## Viewings

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	<b>82</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.