



43 NELSON WAY MUNDESLEY

MID-TERRACE COTTAGE, TWO BEDROOMS in popular Victorian SEASIDE VILLAGE, with ENCLOSED GARDEN, parking for one car and the beach on your doorstep. Perfect for first time buyers!



THE PROPERTY

The cottage offers well proportioned accommodation throughout, with the downstairs comprising a kitchen, sitting room, cloakroom and conservatory. Upstairs there are two double bedrooms and a family bathroom.

Entering the cottage through the front door into the hall, the cloakroom on the left has a loo, handwash basin and a window facing the front. Beyond is the sitting room with a window looking out to the front, lots of room for cosy furnishings and plenty of light from the front and back. The kitchen, which leads directly off the sitting room has a window and a door leading out to the conservatory beyond. The kitchen features a single stainless steel sink, built-in units on the top and bottom, a wooden worktop, plumbing for a dishwasher, an under counter fan-assisted oven with a ceramic hob, and an extractor hood above. With a door leading out to the garden, the conservatory off the kitchen is the perfect sun trap for enjoying the garden and reading a book.

The staircase runs from the entrance hall up to the landing above. The principal bedroom is a lovely space, with a built-in wardrobe and a window facing the front. Bedroom two currently houses two single beds with a window overlooking the garden. The family bathroom has a heated towel rail, a hand-wash basin, a loo and a walk-in shower.



OUTSIDE

The cottage is in a residential cul-de-sac, and a short distance from the beach and village amenities. There is allocated parking at the rear for one car and additional on street parking at the front.

The property has a small garden to the front, planted with mature shrubs and the rear garden is a generous size with plenty of room for al fresco dining, is fully enclosed, part paved and gravelled with a useful garden shed and a gate at the back.





THE LOCATION

Mundesley is a pretty seaside village with a wonderful sandy beach and is well located for access to other coastal villages and towns. Set in an Area of Outstanding Natural Beauty, Mundesley offers excellent coastal walks along the beach or on the cliff tops.

There is a fantastic selection of quality independent shops, pubs and cafes, including a butcher, green grocers, Jupe clothing shop, convenience store and post office. The Ship Inn is an excellent gastropub with a great garden overlooking the sea.

The village has a thriving local community and is very popular with visitors. The market town of North Walsham is just over five miles away and has excellent amenities including three supermarkets (Waitrose, Lidl and Sainsburys), an independent butcher, two doctors surgeries, a vets and a train station with direct transport links to Norwich and beyond.

HOLIDAY LET INFORMATION

Holiday Let Occupancy: Calendar Year 2024 Net Income £14,100 - 34 weeks.

Sleeping: 4 in 2 Bedrooms

43 Nelson Way is currently a successful holiday let and could be available with some of the furniture and fittings (by separate negotiation). Please contact the team at Big Skies for more details on what might be left and for more information on holiday letting.



OTHER INFORMATION

Tenure: Freehold

Services: Mains Electricity, Water and Drainage

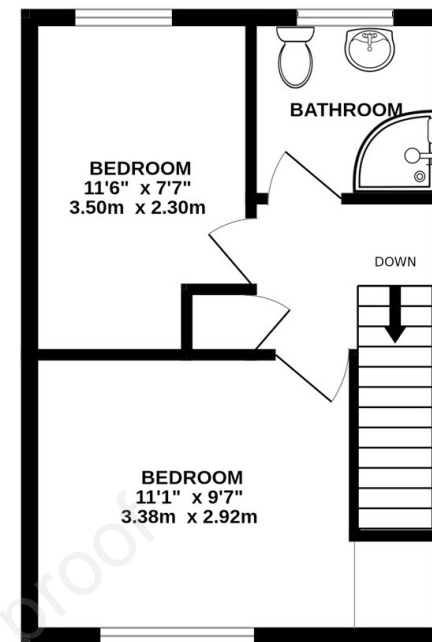
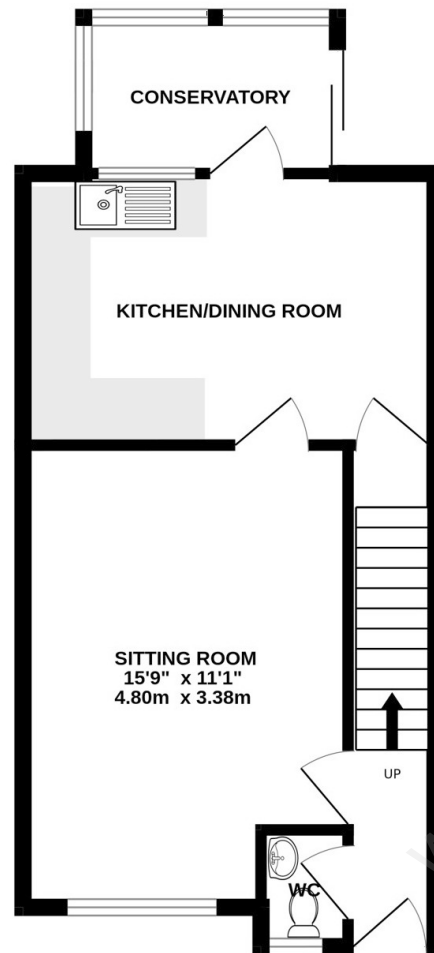
Windows: Upvc Double Glazed Throughout

Heating: Electric

EPC: D

Council Tax: North Norfolk District Council Band (Currently on Business Rates)

Viewings: Strictly by appointment with Big Skies Estates



NELSON WAY, MUNDESLEY

TOTAL FLOOR AREA : 701 sq.ft (65.1sq.m) 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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