



## 1 Gunner Close, Mundesley

£400,000 - £425,000 Freehold

Built within a peaceful cul-de-sac just moments from Mundesley's picturesque beach, this well-presented three-bedroom detached home offers stylish, low-maintenance living in a sought-after coastal setting. With flexible accommodation, modern interiors, and a beautifully kept garden, the property is ideal for those seeking a permanent residence or a coastal home with everyday comforts and easy access to the sea.



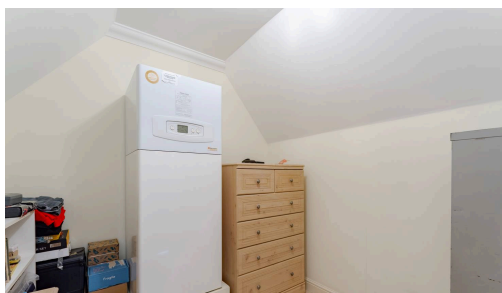
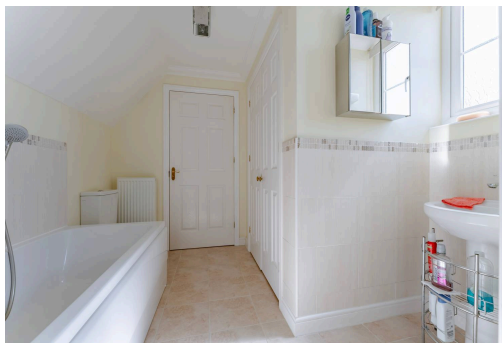
## Location

Gunner Close is ideally positioned on the edge of Mundesley, a popular coastal village known for its sandy beach, scenic clifftop walks, and welcoming community atmosphere. The property enjoys a peaceful residential setting while still offering convenient access to everyday amenities including a local supermarket, village shops, a medical centre, and a primary school. The seafront is just a short stroll away, making it easy to enjoy the fresh sea air and coastal views. Excellent transport links to nearby towns such as North Walsham and Cromer further enhance its appeal, making this a sought-after location for both permanent residents and those seeking a second home by the coast.



## Gunner Close

Upon arrival, the property immediately captivates with a neatly landscaped frontage, featuring a charming lawned area adorned with young shrubs and a garage flanked by additional parking space. Stepping through the front door into the hallway, guests are greeted by a warm ambience exuded by wooden laminate flooring, decorative coving, and a wall-mounted radiator.





The inviting lounge beckons with abundant natural light streaming through windows, complemented by wood effect laminate flooring, a feature fireplace with a coal effect electric fire, and French doors leading to the rear garden. Nearby, the versatile dining room/bedroom 3 boasts dual aspect windows, while a contemporary shower room offers amenities including a corner shower cubicle.

The heart of the home, the kitchen/breakfast room, impresses with its modern design featuring a full range of base and wall units, granite effect worktops, and a suite of integral appliances including a dual fuel range cooker, dishwasher, and washing machine. Ideal for family gatherings, this space seamlessly integrates with the outdoor patio through a convenient side door.

Ascending the stairs to the first floor, the landing reveals picturesque sea views through double glazed windows, leading to two well-appointed bedrooms with built-in wardrobes and a family bathroom complete with a bath and pedestal wash hand basin.

The rear garden features a manicured lawn and patio area bordered by flower beds, offering a peaceful setting for outdoor enjoyment. A timber shed and garage with light and power provide ample storage space, while a further parking space and gate leading to the front garden ensure practical convenience.

#### **Agents Notes**

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

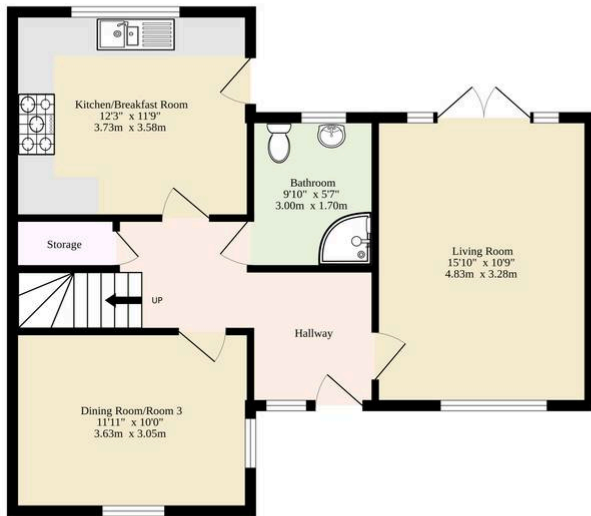
Tenure: Freehold

EPC Energy Efficiency Rating: C

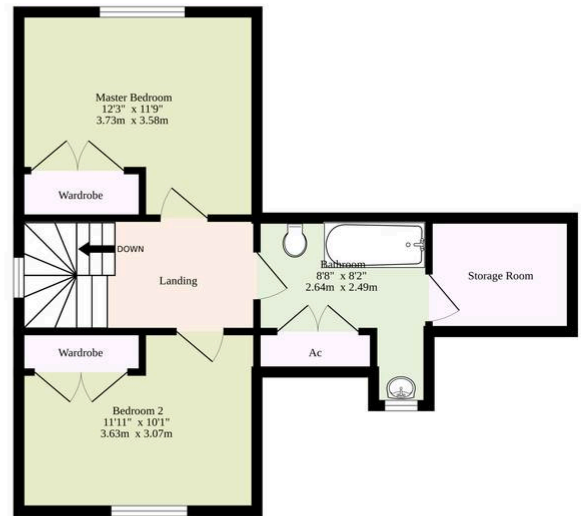
EPC Environmental Impact Rating: C



**Ground Floor**  
578 sq.ft. (53.7 sq.m.) approx.



**1st Floor**  
426 sq.ft. (39.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.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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