



THE STORY OF

Brookside

Mundesley, Norfolk

SOWERBYS

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Brookside

Trunch Road, Mundesley,
Norfolk, NR11 8JX

Brilliantly Versatile Family Home
Offers Far More than Meets the Eye
Immaculately Presented Throughout
Four/Five Bedrooms

Expansive Grounds of Approx. 0.5 Acres (STMS)

Private and Discreet Location

Easy Reach of Mundesley Village Amenities

Far Reaching Country and Golf Course Views

Off Road Parking and Detached Garage

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“Moving here made a big difference to us, we were able to keep chickens, grow our own vegetables and host big family gatherings.”

Beyond an understated front façade, this superb family home boasts remarkable versatility across two floors, offering more than 1,500 sq. ft. internally, while a sprawling plot of 0.5 acres (STMS) cements this home's status as a truly fulfilling property able to accompany the most enviable of lifestyles.

With the thriving village of Mundesley on its doorstep and far-reaching golf course views, the location of this property is every bit as desirable as the home itself, with a tranquil setting and easy reach of all the amenities that Mundesley has to offer.

The ground floor is dominated by the extraordinary kitchen/dining room that

has been pulled through into a splendid orangery, immersing the occupants amongst the calm embrace of the rear gardens. The modern fitted kitchen showcases a wealth of fine cabinetry, whilst the breakfast bar provides the ideal threshold to the dining area. A seating area sits under the drama of the roof lantern to the orangery, and the entire room seems to effortlessly accommodate the ever-changing demands of a modern family life. Excellent versatility is provided within the ground floor with an additional sitting room and a study/optional fifth bedroom, whilst a pantry and boot room answer for the important practicalities.



Upstairs, the generous proportions continue with no less than four double bedrooms. The owners are spoilt for choice for principal bedrooms with an enviable rear bedroom boasting a Juliet balcony revealing enchanting views of the gardens and even far-reaching views out to the pristine Mundesley golf course, whilst a spacious double to the front is served by a shower room en-suite and would be equally well-suited as a main bedroom. Two further double rooms are well-served by the recently refurbished family bathroom.



First Floor
Approximate Floor Area
715 sq. ft
(66.43 sq. m)



Garage
Ground Floor
Approximate Floor Area
927 sq. ft
(86.15 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Whilst the property itself offers far more than meets the eye, the plot in which it sits is every bit as surprising with formal gardens being complimented by further grounds with mature trees, sprawling lawns, and a thriving kitchen garden. The immediate grounds are impeccably landscaped with a large driveway complimented by the detached garage, whilst multiple seating areas and sun terraces lead to the raised lawn; highly private and bordered by mature shrubs. A five-bar gate leads to the further grounds with an orchard leading to the picture-perfect summerhouse bathed in sunshine.



“We have loved the fantastic views and extensive garden. We are also close to the countryside as well as a 10 minute walk from the beach.”

ALL THE REASONS



Mundesley

IN NORFOLK
IS THE PLACE TO CALL HOME



A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a village shop, post office, boutique, florist, pubs, tea rooms and hotels.

Also within the village are the beautiful sandy beaches, which are considered some of the best in Norfolk, a church which overlooks the sea and various coastal walks.

A popular market town, North Walsham is situated close by and a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.



Note from the Vendor



“Our favourite spot in the house is the orangery this is a relaxing space with views across the garden and beyond.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0185-3036-6204-3634-7200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

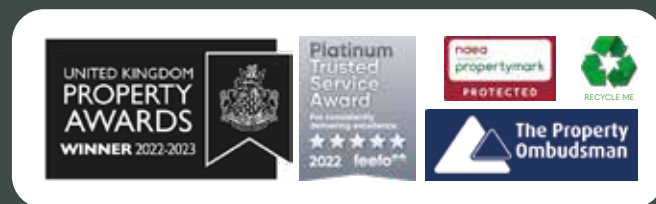
Freehold.

LOCATION

What3words: ///record.boomed.cemented

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SOWERBYS



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