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THE STORY OF

# 166 Cromer Road

*Mundesley, Norfolk*

SOWERBYS



THE STORY OF

# 166 Cromer Road

Mundesley, Norfolk  
NR11 8DF

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Situated in the Heart of the  
Beautiful Village Mundesley

Detached Bungalow with Self-Contained Annexe

Well-Designed and Finished to a Great Standard

Ideally Located Less Than 200  
Yards to a Convenience Store

Three Bedrooms in the Main Property

Well-Appointed One Bedroom Annexe

Ample Space for Parking on Driveway

Single Garage

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**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)





Situated in the heart of the charming coastal village of Mundesley, 166 Cromer Road is a beautifully finished detached bungalow with a self-contained one-bedroom annexe. Just 200 yards from the village shop and a short stroll to Mundesley's popular beach, this home is ideally located for enjoying the natural beauty and amenities of the area, including the golf course just over a mile away. Whether you seek a peaceful seaside retreat or a vibrant community lifestyle, this property offers the best of both worlds.

This versatile home has been thoughtfully designed to provide a seamless blend between the main property and the annexe, making it ideal for a variety of living arrangements. The main bungalow features three well-appointed bedrooms, a bathroom, and a separate W/C. The large kitchen/diner serves as the heart of the home, perfect for gathering with family, guests or the residents of the annexe while the secluded sitting room at the far end offers a tranquil space to unwind in privacy. The attached annexe, with its own bedroom and fully equipped living spaces, provides an excellent option for visiting family, friends, or live-in care, functioning as an independent home in its own right.

Outside, the property is complemented by a modest, private garden that features a charming pond, offering a peaceful outdoor space to enjoy and inviting local wildlife to visit whilst passing. The ample driveway provides plenty of parking, and the single garage adds an extra layer of convenience for storage or secure parking. 166 Cromer Road is a perfect blend of comfort, practicality, and coastal charm, making it a truly exceptional home in a sought-after location.





Garage

Floor Plan

Floor Plan Approximate Floor Area 2114 sq.ft (196.41 sq.m)(Excluding Garage)

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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# Mundesley

NORFOLK'S SERENE SEASIDE HAVEN  
WITH SANDY BEACHES

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 Sowerbys



“Whether you seek a peaceful seaside retreat or a vibrant community lifestyle, this property offers the best of both worlds.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref: 0300-2468-7220-2197-4405

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: ///tonal.tens.gifts

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

