

abbotFox
Bespoke.



Beach Road

Mundesley, NR11

“The views are amazing all year round.”

From our Sellers





Introduction

Traditional Norfolk flint meets light and airy living spaces at this three-bedroom home overlooking Mundesley beach. Better yet, it's thought to have North Norfolk's only private slipway.

Inside

Contemporary living spaces sit at the heart of this stylish coastal home, which boasts a distinctive 'upside down' layout that really makes the most of its stunning sea views.

Its bright white walls are complemented by neutral greys and dark wood floors, plus there's a surprising pop of colour in its impressive Shaker-style kitchen. Several walls have been taken out to create one large open-plan living space, which now dominates much of the ground floor, and there's also a sun-room.

Three bedrooms are arranged over the ground and first floors, along with a shower room, bathroom and en suite.

Upstairs, a separate sitting room leads outside and on to a large balcony.

Outside

Traditional Norfolk flint has been given a contemporary edge with the addition of solar panels and a large glass sunroom.

To the front, the property is enclosed by a high flint wall, which offers lots of privacy and leads to a large shingle driveway and a double garage which offers plenty of off-road parking.

There is a good-sized lawn and patio to the rear, both of which benefit from stunning sea views, as well as direct access to the beach and its very own slipway.





Reception Rooms

The main living space is light and airy and features a large Shaker-style kitchen with modern eye-level appliances, plus a cosy woodburner on the opposite side of the room. Patio doors provide easy access to the garden and to the front there is a modern sunroom, which provides just enough space for a large eight-seater dining table.

A further sitting room can be found upstairs and boasts two sets of bi-fold doors which open out and on to a large balcony. The exposed brick chimney breast has been painted black to create a stylish focal point and exposed timbers on the ceiling, accompanied by modern spotlights, provide a contemporary edge.

Bedrooms and bathrooms

A good-sized double bedroom with access to the garden is located on the ground floor, along with a space-saving shower room.

Upstairs, the main bedroom is modern and stylish and enjoys sea views, as well as an en suite shower room and access out onto the balcony.

The third double bedroom is served by a large family bathroom with a roll-top tub.

Features

One of the highlights of this three-bedroom property is its coastal views, which look out over the North Sea and Mundesley Beach. Having its own private slipway is also a welcome surprise.

The whole house is light, bright and airy thanks to its combination of bi folding-doors and well-placed windows, and there is a lovely and contemporary feel to the indoor spaces.

Practicalities

The kitchen is modern and well-fitted and boasts several eye-level appliances as well as a useful kitchen island.

Extra storage and utility space is included and there's a good-sized dining space in the sun room.

Ample off-road parking is also provided by a large shingle driveway at the front, which leads to a double garage.

Services

The property is connected to mains services, including water, electricity and drainage.

EPC Rating

The energy performance rating for this property is tbc.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

Location

Mundesley is a seaside village on the famous North Norfolk coast. As the name suggests, 39 Beach Road is situated just on the seafront, with a large elevated garden that overlooks the beach and sea and has panoramic views.

Families

This three-bedroom home is ideal for those seeking an idyllic life by the coast, thanks to its close proximity to the beach and sea.

The village itself has all the amenities you'd expect from a Victorian seaside village, including a few shops, eateries and pubs close by.

Infant and junior schools can be found in the immediate village, while the nearest high schools are located in the nearby towns of North Walsham, Aylsham, Stalham and Cromer.

The village is served by regular buses and the nearest train station is in North Walsham, around a 12 minute drive away.

Local Authority

North Norfolk District Council.



Our agent's view

“With its very own slipway, providing private and direct access on to one of North Norfolk's best and unsung beaches, you're not just buying a home but a lifestyle. And what a lifestyle it is.

This property is absolutely beautiful, boasting three bedrooms and lovely, open-plan living spaces, plus a first-floor balcony and garden that really makes the most of its views.

It really is everything you want in a home by the sea.”

Samuel Le Good | Partner





abbotFox
Bespoke.



Agent's Details



Samuel Le Good | Partner

samuellgood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellgood

Kingsley House
2a Upper King Street
Norwich
NR3 1AH



Disclaimer - In accordance with the Property Mis-descriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy