

property details **approval form**

35 Beach Road, Mundesley, Norwich, Norfolk, England, NR11 8BQ

Date: 06 February 2026

Property Ref and Version: NWM109749 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£475,000

Tenure: Freehold

>> **key features**

- > Stunning Sea Views!
- > No Onward Chain
- > Garage & Driveway Parking
- > Situated Down A Private Road
- > 1 Minute Walk to the Beach
- > Chartwell Green Windows & Door with 13 Year Guarantee
- > Bathroom & Separate WC
- > Two Reception Rooms
- > EPC Rating: D

>> **short description**

This extremely sought after three bedroom, detached property in the coastal village of Mundesley has been well loved, is set down a private road in a sheltered location and just a 1 minute walk to Mundesley beach down a private track!

>> **long description**

This well presented, three bedroom detached house is situated down a private road overlooking Mundesley beach. It offers accommodation comprising entrance hall, living room, conservatory, kitchen/ diner and bathroom on the ground floor. On the first floor you will find three double bedrooms and a WC. Externally, the property boasts beautiful views of the sea, a driveway for two vehicles as well as an integral garage with up and over door and a separate garden store. The rear garden is mainly laid to lawn with a patio area, raised beds, access to the front via a gate and plenty of plants, shrubs and trees. The property externally is of pebble construction with cavity wall insulation making it well insulated. There is a private right of way over the driveway and slipway and the alleyway opposite leading down to the river.

Mundesley is highly sought after coastal village, which offers a wide variety of local amenities, to include public houses, restaurants and independent retailers. With a beautiful sandy beach, and nearby field walks, this is the perfect location for any

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buyer looking to enjoy an active lifestyle. The property itself is located within a short walk of all Mundesley has to offer, and would be ideally suited to any small family or for those looking to enjoy coastal living. Mundesley has recently had £1.7m spent to increase flood defenses making it less likely to flood.

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Double glazed door and window to the front aspect, stairs to the first floor, radiator and laminate flooring.

Lounge

11' 9" x 15' 7" (3.58m x 4.75m)

Double glazed window to the front aspect, brick fireplace with open fire, television point, radiator and laminate flooring.

Kitchen

8' 8" x 13' 8" (2.64m x 4.17m)

Fitted kitchen with a range of wall and base units with work surfaces over, electric oven, gas hob with cooker hood above, built in fridge freezer, plumbing and space for washing machine/ dishwasher, gas central heating boiler, tiled splashbacks, tiled flooring, radiator, double glazed window to the side aspect and a double glazed stable style door to the side aspect.

Conservatory

11' 1" x 10' 8" (3.38m x 3.25m)

Conservatory of uPvc construction with brick base, double glazed door to the rear aspect, brick & flint features and tiled flooring.

Bathroom

Ground floor bathroom, suite comprising WC, wash hand basin, bidet, bath with mixer tap and shower over, part tiled walls, tiled flooring, spotlights, radiator and a double glazed window to the rear aspect.

First Floor Landing

Access into loft space, carpet and a double glazed window to the rear aspect.

Bedroom One

11' 9" x 15' 6" (3.58m x 4.72m)

Double glazed window to the front aspect offering sea views, radiator and carpeted flooring.

Bedroom Two

15' 6" x 8' 8" (4.72m x 2.64m)

Double glazed window to the side aspect, fitted wardrobes, radiator and carpeted flooring.

Bedroom Three

15' x 9' 9" (4.57m x 2.97m)

Double glazed window to the front aspect offering sea views, fitted wardrobes, radiator and carpeted flooring.

Wc

Double glazed window to the front aspect, WC, wash hand basin, tiled splashback, radiator and tiled flooring.

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Exterior

The front of the property offers driveway parking for two vehicles and access to a single integral garage with up and over door, power lighting and a window to the rear aspect, next to the garage is a garden store shed. The rear garden is accessed via a gate, enclosed with a picket fence and is mainly laid to lawn with patio areas, flower beds, raised beds with plenty of shrubs, trees and plants.

The property externally is of pebble construction with cavity wall insulation making it well insulated.

There is a private right of way over the driveway and slipway and the alleyway opposite leading down to the river.

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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Jade Nevard		
Mrs P.M. Hewett		

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