



Ashlea

18 Beckmeadow Way, Mundesley, Norwich, NR11

£675,000

Freehold

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Mundesley
NR11 8LP

£675,000

Freehold

- **Situated in the sought-after coastal village of Mundesley, close to shops, cafés, pubs and a picturesque sandy beach**
- **Well-proportioned, light-filled interior with a seamless flow, ideal for modern living and entertaining**
- **Stylish kitchen at the heart of the home, complemented by versatile reception spaces**
- **Comfortable, well-presented bedrooms with a cohesive and calming finish throughout**
- **Generous, private garden perfect for outdoor dining and family use**
- **Ample off-road parking and a well-maintained overall plot offering both practicality and appeal**

Agents Note

Council Tax: F

Mains water, electricity, drainage and gas

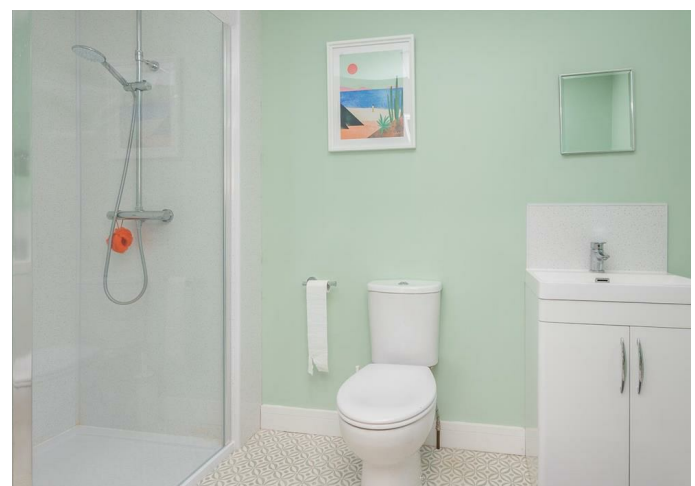
Perfectly positioned within the ever-popular coastal village of Mundesley, Ashlea enjoys a setting that effortlessly blends seaside charm with everyday convenience. Just a short distance from the village centre, residents can take advantage of a welcoming selection of independent shops, cafés and traditional pubs, along with a well-regarded primary school and essential amenities. The sandy beach, renowned for its colourful beach huts and far-reaching coastal views, offers an idyllic escape, while the surrounding Norfolk countryside provides endless opportunities for walking and exploration.

Internally, Ashlea presents a beautifully balanced home, thoughtfully arranged to suit both modern family living and relaxed entertaining. Generous, light-filled rooms flow seamlessly from one to another, creating a sense of space and ease throughout. The principal living areas are particularly inviting, with bifold doors drawing in natural light and framing views of the surrounding greenery. A well-appointed kitchen serves as the heart of the home, complemented by versatile reception spaces and comfortable bedrooms, all finished to a high standard and offering a calm, cohesive aesthetic. Although set over two floors, Ashlea has great capacity for an additional return on the stairs, to allow a conversion of the vast loft space (subject to relevant consents).

Outside, the property continues to impress with its well-maintained grounds, providing both privacy and practicality. The garden offers a delightful setting for outdoor dining and leisure, with ample space for families to enjoy, and for keen gardeners to make great use of the fruit trees, soft fruit cage and greenhouse. Thoughtfully arranged to make the most of its plot, the exterior space enjoys a pleasant outlook and a sense of seclusion, while off-road parking and additional features further enhance the home's overall appeal.



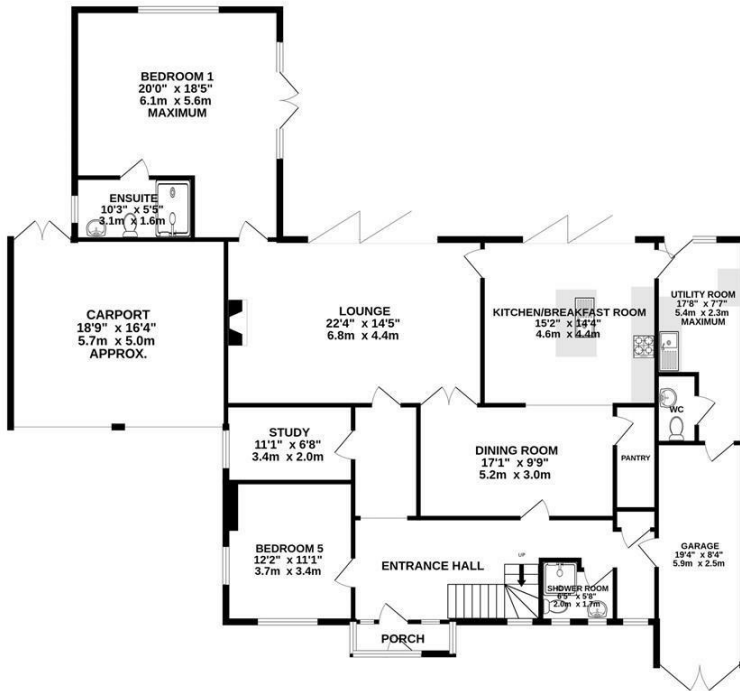




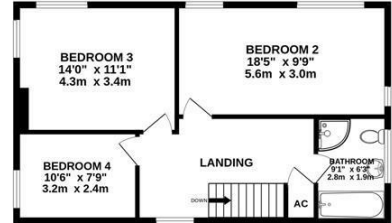




GROUND FLOOR
2205 sq.ft. (204.9 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 2810 sq.ft. (261.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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