

# henleys

ESTATE AGENCY SIMPLIFIED



## 1 COLLINGWOOD DRIVE

Mundesley, Norwich, NR11 8JB

**£425,000**

Freehold

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# 1 Collingwood Drive

Norwich,  
NR11 8JB

**£425,000**

Freehold

- **Prime location at the end of Cromer Road, just moments from Mundesley's seafront and beach**
- **Walking distance to cafés, gastropubs, fish and chip shops, independent stores, and coastal paths**
- **Established 1994 development known for quality homes with character, space, and kerb appeal**
- **Versatile layout with spacious ground floor, ideal for a home office and practical shower room**
- **Four bedrooms upstairs with built-in wardrobes, plus potential to repurpose a room**
- **Integral garage offering storage and potential for conversion into additional living space or a bedroom**

## Agency Note

Council Tax: D

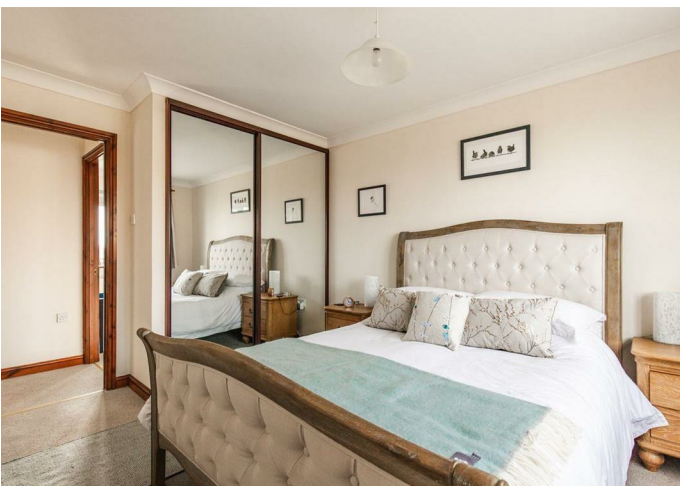
Mains electricity, water and drainage. Gas fired central heating.

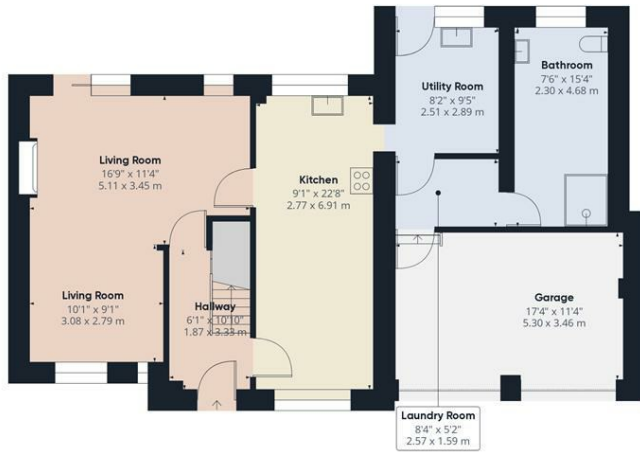
Collingwood Drive is perfectly located at the end of Cromer Road, just moments from Mundesley's mile-long seafront, which begins right at the entrance to the cul-de-sac. This coastal stretch is lined with a variety of excellent eateries, from casual cafés to welcoming gastropubs and traditional fish and chip spots, all within easy walking distance. The area also benefits from independent shops and access to some of Norfolk's most popular walking routes, including the Norfolk Coastal Path and Peddars Way, while Mundesley's beautiful beach is only a short stroll away.

Built in 1994, Collingwood Drive is a well-established development known for its thoughtfully designed homes, where quality was prioritised over quantity. Each property offers character, generous space, and strong kerb appeal. This property in particular features a versatile and highly functional layout, with a spacious ground floor that can easily accommodate a home office, alongside a convenient shower room—ideal for sandy shoes and muddy paws after a day by the sea. Upstairs, four well-proportioned bedrooms and two additional bathrooms continue this practical design, with built-in wardrobes throughout. Should all four bedrooms not be required, one could easily be repurposed as a home office or hobby room.

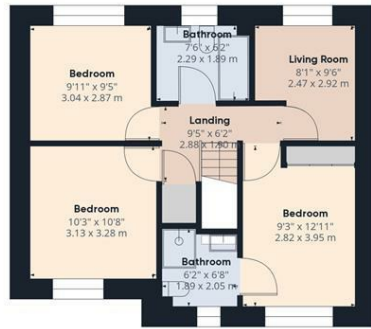
The integral garage further enhances the flexibility of this family home. In addition to providing valuable storage, it offers excellent potential for conversion into additional living space or even a ground-floor bedroom, assisted by the existing shower room. To the front, there is parking accommodating two cars, with plenty of on-road options, and a low maintenance frontage. The rear garden has been beautifully landscaped by the current owners, and they have created an utterly superb space which basks in the afternoon sun and offers a wonderful scene at dusk. The blend of low maintenance aspects with the laid lawn creates a space for an active young family or the keen gardener.







Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
1544.99 ft<sup>2</sup>  
143.53 m<sup>2</sup>

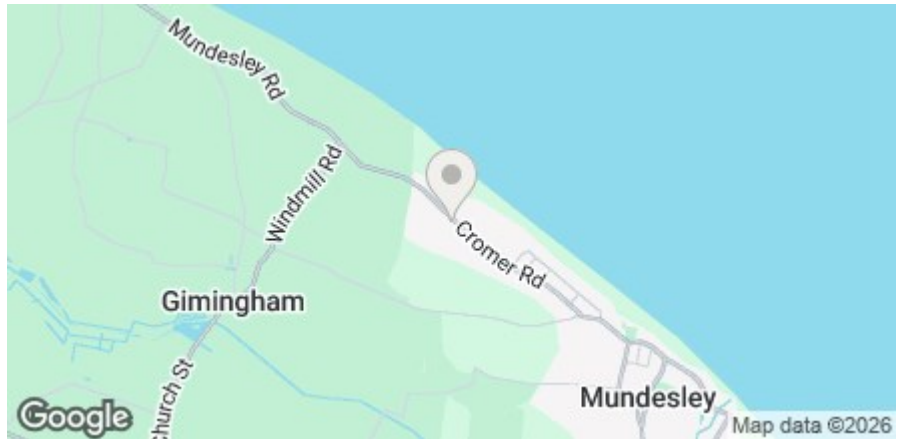
Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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