



THE STORY OF

# 116 Cromer Road

*Mundesley, Norfolk*

SOWERBYS

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# 116 Cromer Road

Mundesley, Norfolk,  
NR11 8DF

Idyllic Coastal Home

Far Reaching Sea Views

Fully Renovated Interiors

Highly Versatile Accommodation

Deceptively Spacious

Beautiful Bay Window Reception

Four Bedrooms

Top Floor Principal Suite

Easy Reach to Beach and Amenities

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“...lovingly renovated and restored and now boasts a wealth of bright and spacious interiors...”

Nestled amongst a handsome Victorian terrace, this deceptively spacious home offers far more than meets the eye and a wonderful companion to a fulfilling life on the coast. Across three floors, over 1,500 sq. ft. of accommodation has been lovingly renovated and restored and now boasts a wealth of bright and spacious interiors adorned with fine character features.

A delightful bay window reception to the front provides an idyllic spot to unwind as a family whilst the newly fitted shaker style kitchen is stopped with solid oak and wonderfully compliments a warm and coastal ambience across the whole home. The dining room, utility, and guest WC bring invaluable versatility to this elegant home.



The first floor is home to the three well-proportioned bedrooms each offering a fine selection period features including original cast iron fireplaces and elegant picture rails. Yet more versatility can be found across the bedrooms with the front bedroom currently serving as the ideal spot for a home office. The first-floor bedrooms are well served by the luxurious family bathroom, including a large walk-in shower and free-standing slipper bath – complete with a sea view!

A wonderful surprise is the top floor principal suite; an enviable second-floor bedroom complete with a shower room en-suite, integrated storage and a splendid sea view window with room for seating. An idyllic spot for unwinding with a good book.



Second Floor  
Approximate Floor Area  
251 sq. ft.  
(23.36 sq. m)



Ground Floor  
Approximate Floor Area  
642 sq. ft.  
(59.65 sq. m)

First Floor  
Approximate Floor Area  
578 sq. ft.  
(53.73 sq. m)

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.

The generous garden benefits from external side access and begins with a shingled dining terrace leading to the well-kept lawn bordered by two well-stocked flower beds. The well-sheltered seating area is a perfect spot for BBQs after a long day on the beach whilst the long garden offers plenty space enough for younger family members to stretch their legs. A substantial garden shed has recently been installed at the bottom of the garden – ideal storage for all the beach day essentials!



ALL THE REASONS

# Mundesley

IN NORFOLK  
IS THE PLACE TO CALL HOME



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



Mundesley Beach.

“The property is situated in one of the prettiest seaside town in Norfolk.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

D. Ref:- 5539-2421-0000-0153-9202

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: ///sting.proves.metro

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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