



THE STORY OF

Frampton

Mundesley, Norfolk

SOWERBYS



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Frampton

Water Lane, Mundesley
Norfolk, NR11 8BS

Elegant 1930's Home

Highly Versatile Accommodation

In and Out Driveway and Integrated Garage

Ground Floor Bedroom and Annexe Potential

Beautiful Large and Private Rear Garden

Picturesque Countryside Views

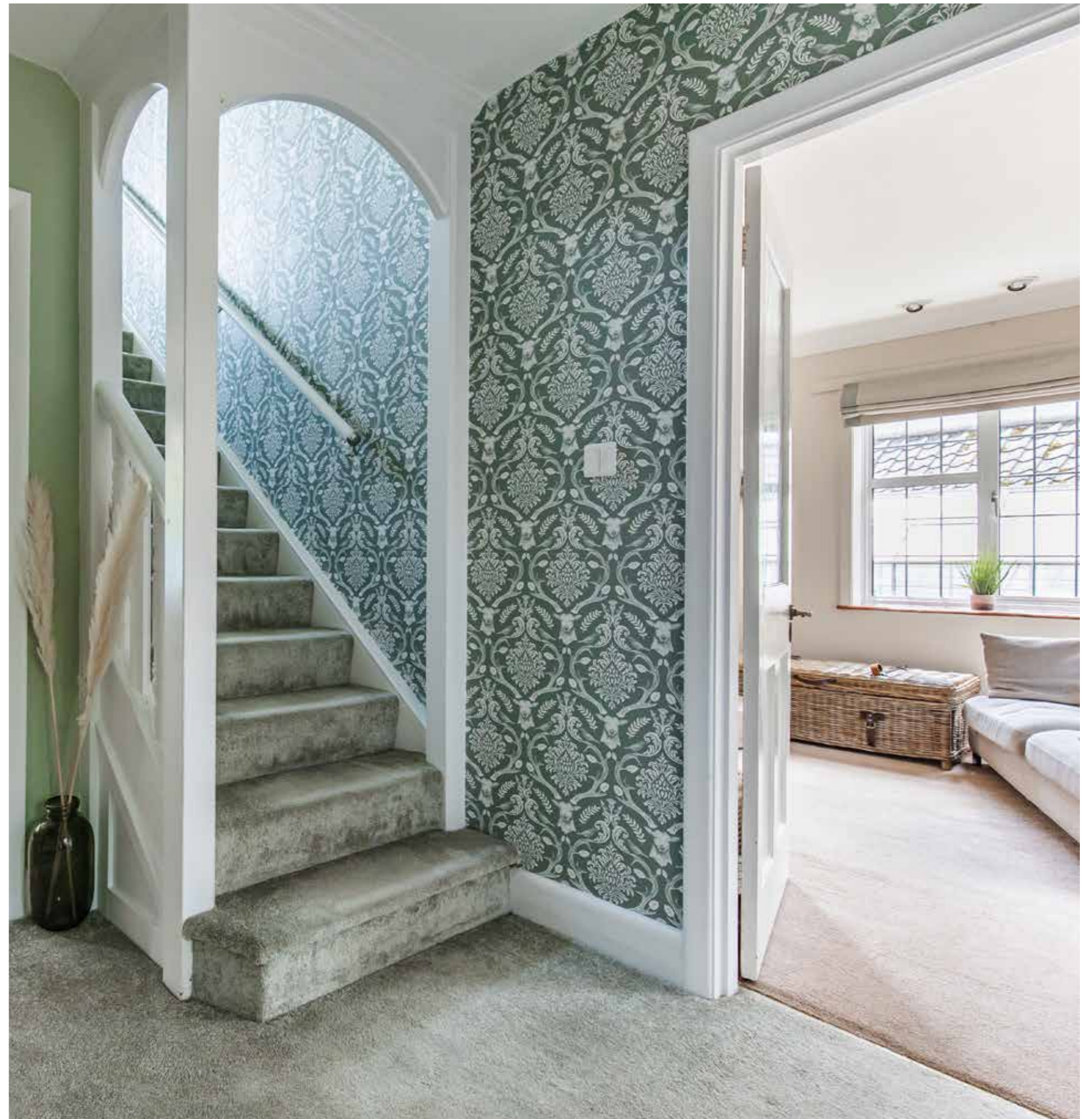
Easy Reach to Beach and Amenities

Exclusive Location in Popular Coastal Village

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Standing proud on one of the most desirable roads in the thriving coastal village of Mundesley, this fine family home boasts the very best of the 1930s vernacular with generous proportions, reams of natural light and far-reaching views across the countryside. Being in such a popular coastal location means that, whilst a wealth of amenities and bustling seaside lifestyle is on the doorstep, a tranquil and private escape awaits, with a home that feels like a peaceful sanctuary no matter the season.

With a variety of reception rooms, the spacious hallway ensures a warm welcome, whilst the sociable kitchen and seating area is well-balanced. The elegant sitting room leads into the conservatory, taking in the panoramic garden views, this is an idyllic spot to settle or enjoy with friends and family. Elsewhere on the ground floor, the dining room enjoys a large bay window overlooking the garden, whilst the large games room would equally serve well as a ground floor bedroom and even potential to create an independent annexe with the separate rear access and adjacent utility room.

The first floor is home to three spacious double bedrooms. A luxurious principal suite of course enjoys splendid views across the countryside, as well as a luxurious shower room ensuite. The two further doubles share the well-appointed main bathroom.

Amongst the finest features of the home is the plot in which it sits. A generous frontage provides an in-and-out driveway, bordered by a thriving raised bed, providing plenty of off-road parking for numerous cars and complemented by the integrated garage. The large rear garden is a lovingly tended oasis of colour and life with a sprawling sun terrace and manicured lawns, bordered by well-stocked beds. An open rear boundary welcomes superb views of the fields beyond, topped with the picturesque Paston Stow Windmill on the horizon.

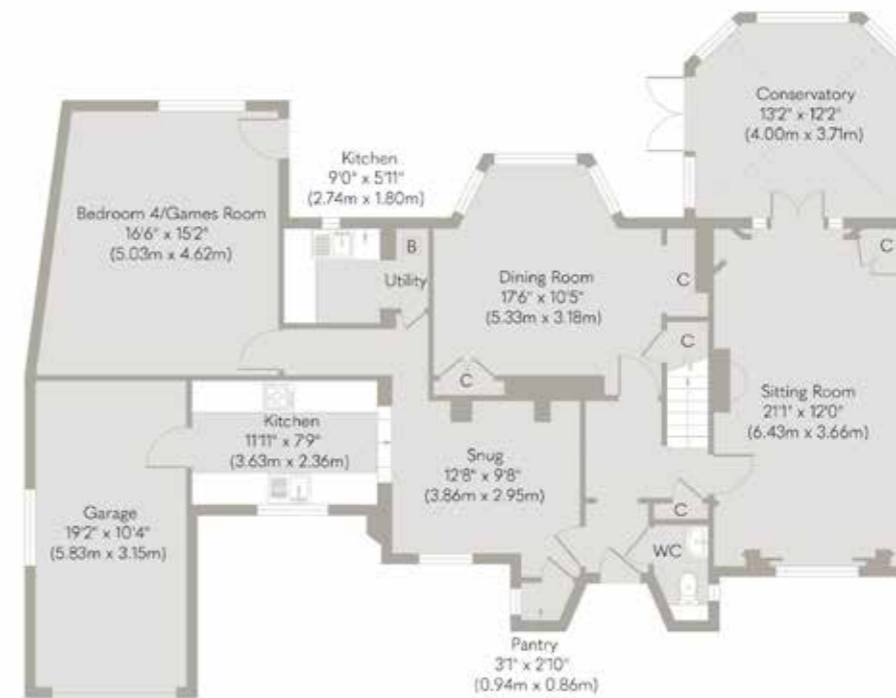


The peacefulness of the location and the garden... there are many lovely spots to sit and admire the views.





First Floor
Approximate Floor Area
752 sq. ft
(69.84 sq. m)



Ground Floor
Approximate Floor Area
1469 sq. ft
(136.45 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.

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Mundesley

A GEM OF TRADITIONAL ENGLISH SEASIDE



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 the Vendor



Mundesley beach.

“We have been so lucky to have both the countryside and the coast on our doorstep.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 5532-2324-0100-0589-5292

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: ///twinge.immediate.saunas

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SOWERBYS

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Journey

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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