

THE STORY OF

# 5 Rookery Close

*Mundesley, Norfolk*

SOWERBYS



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# 5 Rookery Close

Mundesley, Norfolk  
NR11 8QH

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Attractive Two-Bedroom Semi-  
Detached Bungalow

Constructed in 2018 with  
Immaculate Presentation

Spacious Sunroom with Garden Views

Beautifully Landscaped Low-Maintenance Garden

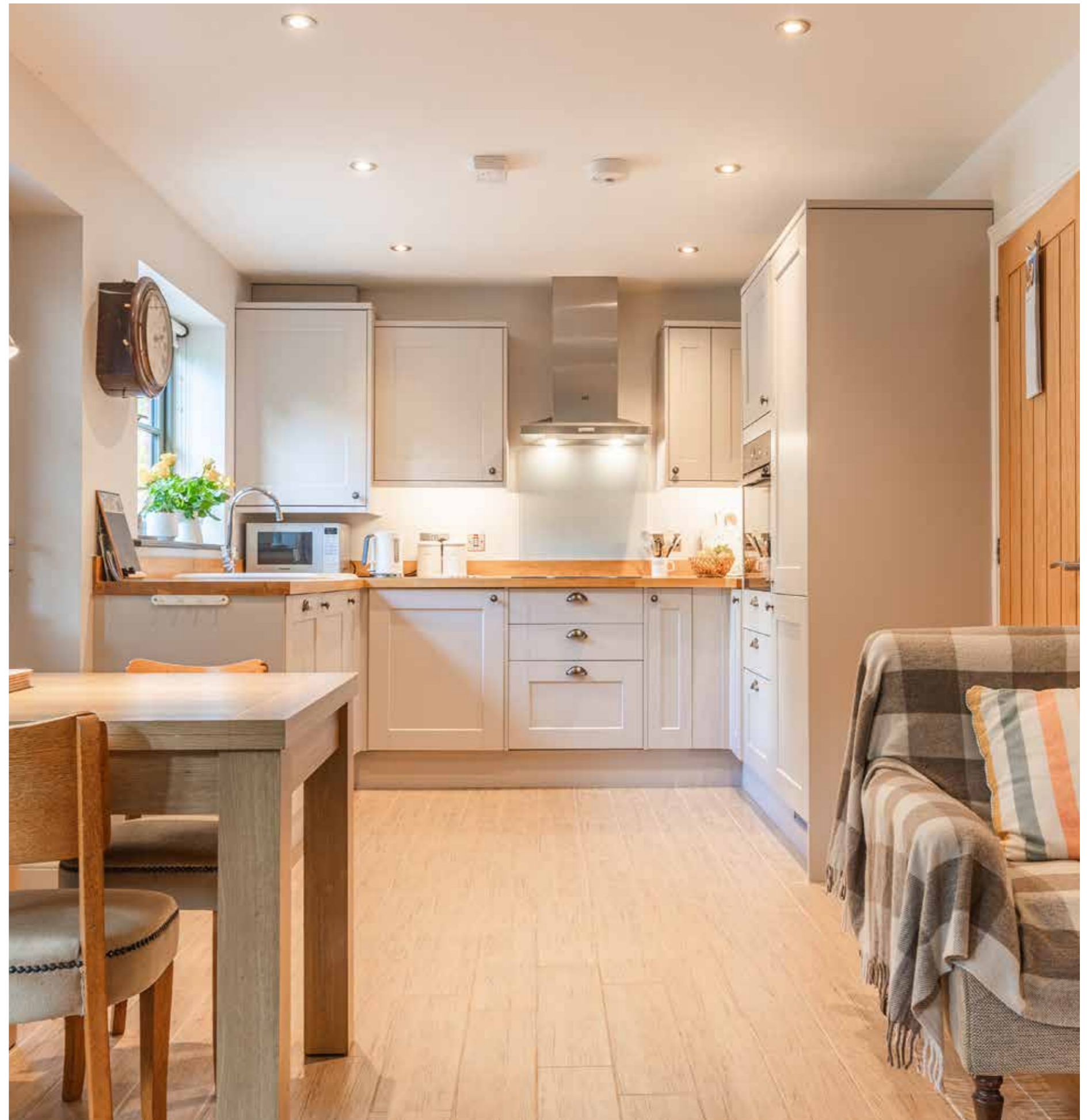
Ample Parking and Single Garage

Ideal for Peaceful Coastal Living

Thoughtful Design with Ample Storage Solutions

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A beautifully presented semi-detached two-bedroom bungalow nestled within the sought-after Mundesley Beck development, constructed in 2018. This immaculately maintained home offers a seamless blend of coastal charm and modern convenience, making it the perfect choice for those seeking a serene lifestyle by the sea. From the moment you step inside, you'll appreciate the attention to detail and thoughtful design that ensures a comfortable and stress-free living experience.

The property is designed to cater to the needs of modern family life, with an emphasis on easy maintenance and ample storage. The interiors are spacious and well-appointed, offering a perfect balance between style and practicality. The highlight of this home is the stunning sunroom, an inviting space where you can relax and take in the serene views of your beautifully landscaped garden. Whether you're enjoying a quiet evening or entertaining guests, this home provides the ideal setting for peaceful coastal living.

Outside, the property continues to impress with its meticulously landscaped garden, a true sanctuary that offers a tranquil escape. The front of the home provides ample parking, along with a single garage that offers additional storage solutions. The garden is a masterpiece in itself, designed to be both low-maintenance and visually stunning, providing a picturesque backdrop for outdoor relaxation. With the calming soundtrack of the nearby coast, 5 Rookery Close truly offers an idyllic setting for those looking to embrace the best of coastal living.





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

YOUR IDYLIC NORFOLK SEASIDE  
GETAWAY



A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a bakery, butcher green grocer, general store, post office, boutique hotel and doctors surgery.

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 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



“The house has become a much loved home with many kind neighbours - I love the way the village keeps it’s character while feeling so welcoming.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

B. Ref: 8509-5816-2339-8707-1413

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: ///special.requiring.starlight

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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