



Introducing  
1 Collingwood Drive,  
Mundesley

**SOWERBYS**

Collingwood Drive is perfectly positioned at the end of Cromer Road, where the mile-long stretch of Mundesley's seafront awaits just beyond our cul-de-sac entrance. This coastal road is dotted with fantastic eateries - whether you're after a quick bite at a café, a hearty meal at one of the gastropubs, or the all-important fish and chips, there are plenty of options within easy walking distance. Not to mention the array of independent shops, access to some of Norfolk's most popular walking routes, including the Norfolk Coastal Path and Peddars Way, and, of course, being just moments from Mundesley's stunning beach.

Collingwood Drive is a well-established development dating back to 1994, showcasing beautifully designed homes where quality was prioritised over quantity. Each property here exudes character, generous space, and striking kerb appeal.

1 Collingwood Drive boasts an incredibly versatile and functional layout. The spacious ground floor can easily accommodate a home office, while the downstairs shower room is perfect for rinsing off sandy shoes and muddy paws after a day at the beach. Upstairs, the four bedrooms and two additional bathrooms continue the theme of practicality, with every bedroom featuring built-in wardrobes. If all four bedrooms aren't needed, one could easily be transformed into a home office or hobbies room.

To the front, there is ample parking for two cars, with additional on-road options, and a low-maintenance frontage. The rear garden has been beautifully landscaped by the current owners, creating a superb outdoor space that basks in the afternoon sun and offers a stunning setting at dusk. The blend of low-maintenance features and a well-kept lawn ensures the garden can be enjoyed by all, whether it's an active young family or a keen gardener.

The property is available from 28th April on an initial 12-month tenancy.

## MUNDESLEY

A charming seaside resort on the east coast of Norfolk, Mundesley offers a variety of amenities, including a village shop, post office, boutique, florist, pubs, tea rooms, and hotels.

The village is also home to beautiful sandy beaches—considered some of the finest in Norfolk—a picturesque church overlooking the sea, and a range of scenic coastal walks.

The popular market town of North Walsham is located nearby, just a few miles from the seaside town of Cromer and the gateway to the Norfolk Broads, Wroxham.

North Walsham provides a wealth of amenities, including supermarkets, leisure facilities, shops, primary and secondary schools, a sixth form college, doctors' surgeries, and a cottage hospital.

A true gem in the Norfolk countryside, Wroxham offers plenty to see and do while being easily accessible by car, train, bus, and even boat from Norwich and the coast.

Regular bus and train services connect the area to the historic cathedral city of Norwich, which boasts a wider range of facilities, including an international airport and a mainline railway station.

## COUNCIL TAX

Band D.

## AGENT'S NOTES

- Pets By Negotiation
- Gas Central Heating
- Available April 28th 2025
- Unfurnished
- 12 Month Initial Tenancy

## ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

## LOCATION

What3words: ///relaxing.tulip.lifetimes







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

