



## 24 Manor Road, Mundesley - NR11 8AY

£310,000 Freehold

A countryside-inspired home set against a backdrop of coastal living, this home offers a classic and characterful setting in a truly special way. Light and sunny living is at the forefront, with bay windows, original fireplaces and thoughtful design details creating a warm and inviting atmosphere. Set across three spacious floors, the layout offers generous proportions throughout. The heart of the home is the stunning kitchen and dining space, complemented by a bright sitting room and a utility area for added ease. With three versatile bedrooms, main four piece bathroom and a well-designed outdoor space, this home is perfectly suited to seaside living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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### The Location

Manor Road is perfectly situated in the charming coastal village of Mundesley, just a stone's throw from the beach and within easy reach of local amenities. The property is approximately 5 miles from the bustling town of Cromer, known for its independent shops, vibrant restaurants and the iconic Cromer Pier.

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The village itself offers a selection of local shops, cafes, and pubs, ensuring convenience is never far away. With miles of golden sands and coastal walks right on your doorstep, this location offers the perfect blend of peaceful village life and coastal living, making it an ideal spot for beach lovers and those seeking a slower pace of life.

### Manor Road

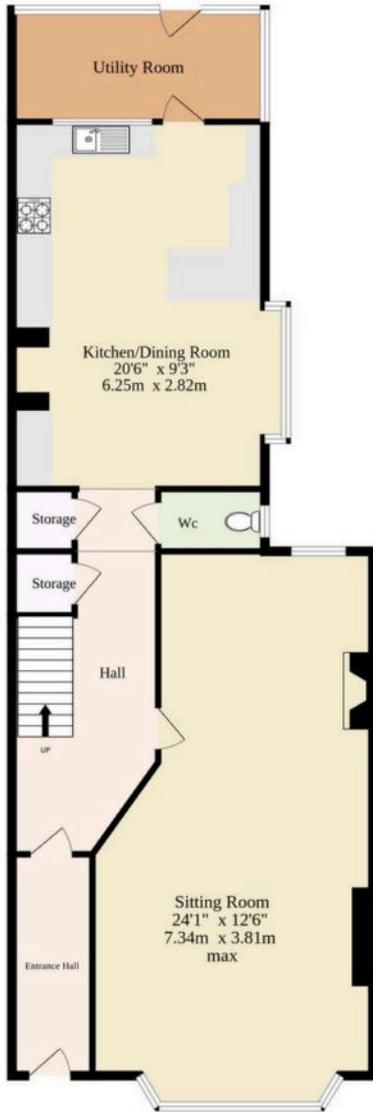
Basking in natural light and set across three well-proportioned floors, this stunning cottage-inspired terraced home offers a seamless blend of charm and space—just moments from the shore. Designed for both relaxation and functionality, every inch of this home has been thoughtfully considered to enhance coastal living.

Stepping through the front door, you're welcomed into a practical entrance hall, perfect for shedding sandy shoes and hanging outerwear after a day at the beach. From here, an additional hallway leads you into two inviting living spaces. The first is a bright and airy sitting room with a bay window frontage, flooding the space with sunlight. Two original fireplaces bring a rich sense of character—one adorned with a wooden mantle, the other with charming brick accents—creating a wonderfully warm and homely atmosphere.

Moving through, an opening reveals one of two WCs and a useful storage cupboard, ensuring this home is never short on space. At the very heart of the property lies the beautifully designed kitchen and dining room—another light-filled haven thanks to its own bay window. A feature fireplace nook adds a touch of rustic charm, its deep red brick tones enhancing the cosy appeal.



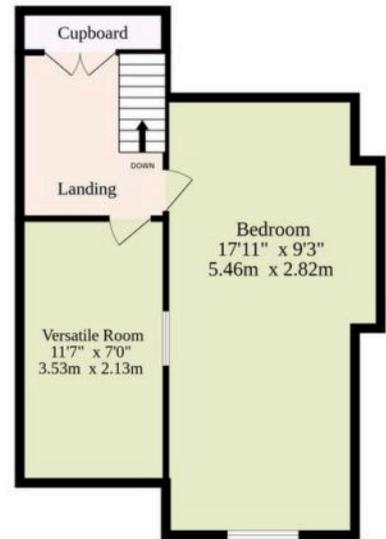
Ground Floor  
626 sq.ft. (58.2 sq.m.) approx.



1st Floor  
534 sq.ft. (49.6 sq.m.) approx.



2nd Floor  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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