



## 4 Rookery Close, Mundesley - NR11 8QH

£525,000 Freehold

Presenting this efficient and well-presented four-bedroom detached house, perfectly suited for family living. With four double bedrooms, including two with en-suites, there is ample space for the whole family. The bright lounge, featuring a wood burner, is an inviting space, while the family bathroom and additional W.C. offer added convenience. Outside, the private garden is perfect for outdoor activities, and off-road parking for up to three vehicles, along with a double garage, provides ample parking space. Located just a five-minute walk from the beach and close to local amenities, this home offers practicality, comfort, and a fantastic location.



## Location

Rookery Close in Mundesley offers a peaceful and well-connected location, ideal for those looking to enjoy coastal living. Situated just a short distance from the village centre, residents have easy access to local amenities, including shops, cafes, and schools. The nearby beach provides a relaxing escape, while the surrounding countryside offers scenic walking and cycling routes. With excellent transport links to nearby towns and cities, Rookery Close is perfectly positioned for both quiet retreats and convenient access to larger areas. The location also benefits from a friendly community atmosphere, making it a welcoming place to call home.



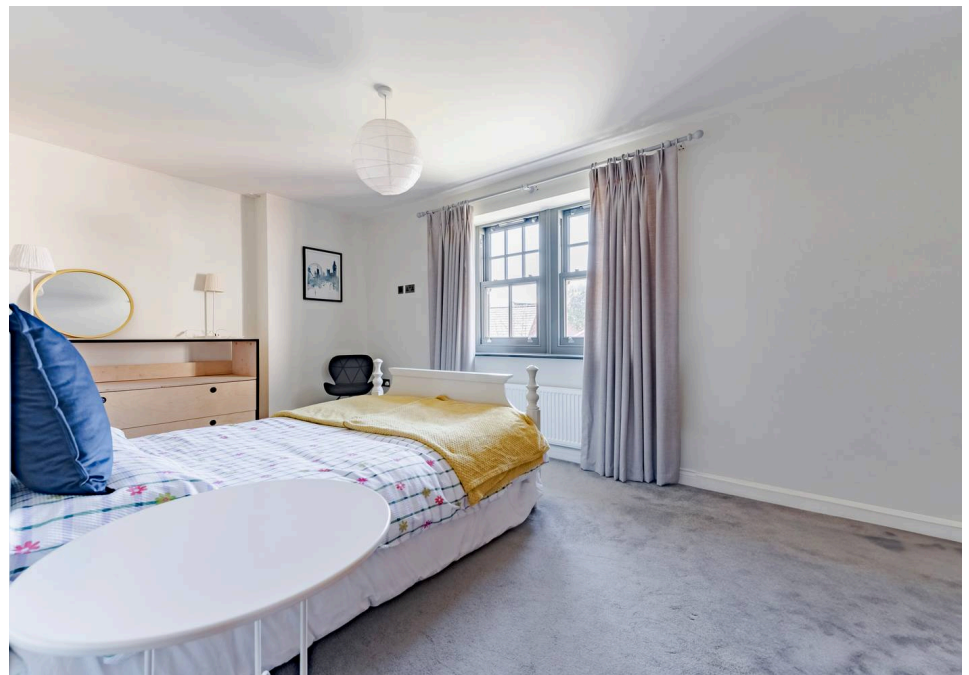
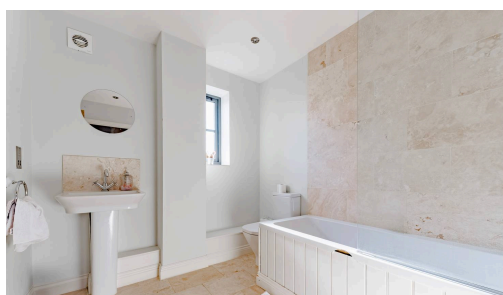
## Agents notes

We understand that the property will be sold freehold, connected to mains services water , electricity, gas and drainage.

Ground rent- £415 per annum, renewal January 2026

Heating system- Gas Central Heating

Council Tax Band- E





## Rookery Close, Mundesley

As you step through the entrance hall, you are greeted by a convenient W.C. and a storage cupboard, setting the tone for the smart design and functionality that flows throughout the property.

The lounge is a spacious and inviting, flooded with natural light streaming through the bay window. A wood burner provides a cosy focal point, perfect for relaxed evenings.

Moving through to the heart of the home, the well-equipped kitchen/diner beckons with tiled floors, modern fitted cupboards, and wood-effect counters. A breakfast bar offers a casual spot for morning coffee or quick meals, while a separate utility room provides additional storage and work space, with a convenient door leading outside.

French doors open from the kitchen/diner to the private garden, extending the living space outdoors.

Ascending to the first floor, three generously sized double bedrooms await, each offering ample space and natural light. One of the bedrooms boasts an en-suite bathroom with a shower, tiled floors, and partially tiled walls, adding a touch of luxury to everyday living.

A modern family bathroom with a panelled bath and overhead shower attachment completes this level.

On the second floor, the landing leads to the final expansive double bedroom, featuring its own modern tiled en-suite with a shower and extractor fan. A large storage cupboard provides practical solutions for organising belongings.

Outside, the enclosed garden offers a well-maintained lawn and a paved area, perfect for dining outside or simply relaxing. A gate provides access to the front of the property.

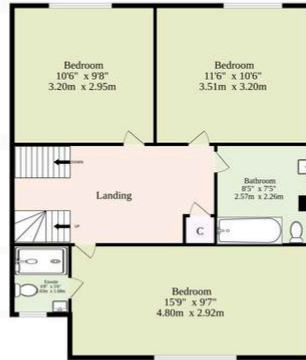
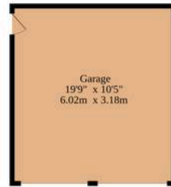
The property also benefits from a front lawn, a spacious driveway providing parking for up to three vehicles, and a double garage with additional parking space.



Ground Floor  
828 sq.ft. (76.9 sq.m.) approx.



1st Floor  
571 sq.ft. (53.0 sq.m.) approx.



2nd Floor  
282 sq.ft. (26.2 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1808sq.ft. (168.0 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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