



16 Manor Road, Mundesley
Guide Price £350,000

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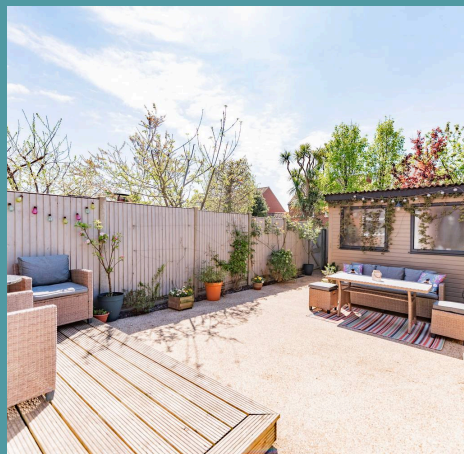
Mundesley, Norwich

Set just moments from the seafront and village centre, this beautifully presented Victorian terrace offers the perfect blend of character, style, and modern comfort. Light-filled reception rooms, a stunning kitchen with a bay window seat, three bedrooms plus a luxurious top-floor suite, and a south-facing garden with a large, insulated garden room create a home designed for relaxed coastal living. Thoughtfully updated with a full rewire, smart heating, and a pressurised water system, this move-in ready property also offers further extension potential — a rare opportunity to enjoy seaside life with space to grow.

Location

Along the picturesque North Norfolk coastline, Mundesley is a charming seaside village that beautifully blends traditional appeal with natural beauty. Renowned for its expansive, award-winning sandy beaches and colourful beach huts, it offers a tranquil retreat from the bustle of modern life. The village centre boasts a selection of independent shops, cosy cafés, and essential amenities, creating a warm and welcoming community atmosphere.

Surrounded by scenic countryside and located within the Norfolk Coast Area of Outstanding Natural Beauty, Mundesley offers endless opportunities for coastal walks, wildlife exploration, and leisurely rounds at the local nine-hole golf course. Its rich history, evident in landmarks like the restored All Saints Church and nearby Stow Mill, adds to its timeless charm. With excellent transport links to Norwich and the Norfolk Broads, Mundesley is not only a delightful place to visit but a wonderful place to call home.





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Met initially with a porch, rather than straight off the road. The wide inner hallway welcomes you inside, guiding you to two beautiful reception rooms, both filled with an abundance of natural light — a rare and special find in terraced homes. Whether you're hosting friends or enjoying a quiet evening in, these spaces are designed for living well.

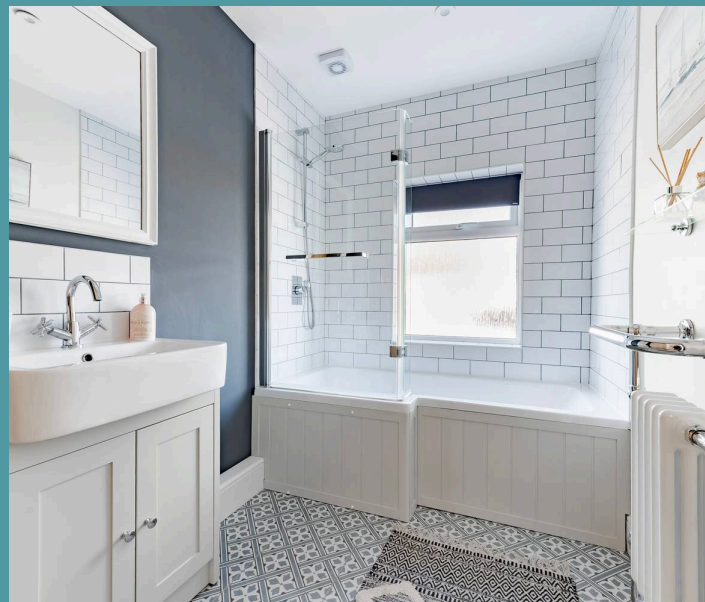
At the heart of the home, the stunning kitchen and dining area invites you to gather, cook, and relax. With sleek granite worktops, integrated appliances, and a delightful bay window seat, it's a space made for cosy breakfasts, family dinners, and everything in between.

Upstairs, you'll find three comfortable bedrooms, a stylish family bathroom, and a separate WC — ideal for busy mornings. Rise again to the top floor, where the loft has been cleverly transformed into a tranquil primary suite with an ensuite bathroom — your own private retreat at the end of the day. There's even potential to extend further, making this a home that grows with you.

Step outside to the south-facing garden — low-maintenance, private, and filled with sunshine. A beautifully insulated garden room with power and lighting offers endless possibilities: a peaceful home office, a creative studio, or a playroom for the kids.

Every detail has been thoughtfully upgraded, from the full rewire and pressurised water system (both 2021) to the Hive smart heating controls, blending old-world charm with modern efficiency. The property can also be purchased fully furnished by separate negotiation — simply move in and start your new chapter.

All of this, just a short stroll from the beach and the heart of the village. Whether you're seeking a coastal escape, a vibrant community, or a forever family home, this property delivers it



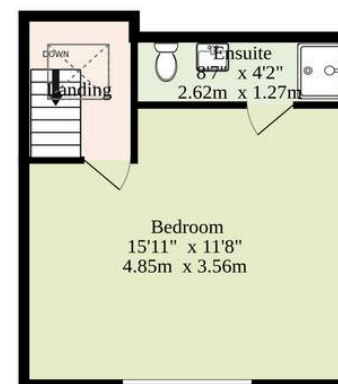
Ground Floor
565 sq.ft. (52.5 sq.m.) approx.



1st Floor
457 sq.ft. (42.5 sq.m.) approx.



2nd Floor
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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