



15 Marina Road, Mundesley

Norwich



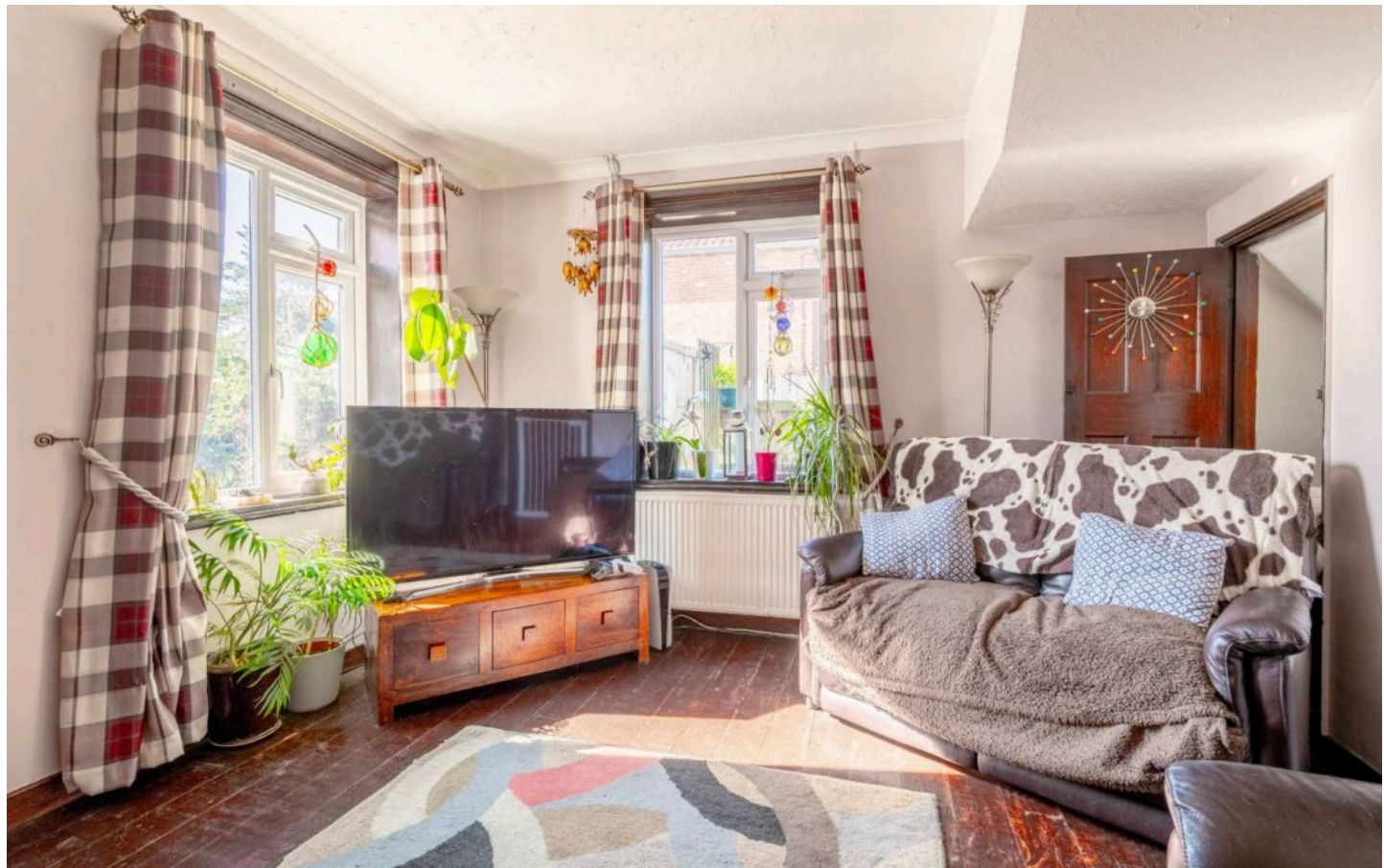
Minors & Brady

15 Marina Road

Mundesley, Norwich

Enjoying a prime position in one of Norfolk's most popular coastal villages, this well-presented three-bedroom semi-detached home offers a move-in ready interior, generous living space and the added benefit of a garage to the rear. Within walking distance of Mundesley's sandy beach, seafront and a range of local amenities, the property has been carefully maintained, with windows replaced in the last ten years and a layout that suits both permanent living and holiday use. Ideal for first-time buyers, families, or those looking for a second home by the sea, it provides a rare opportunity to secure a property in such a desirable location.

- Well-presented semi-detached home in a sought-after coastal location
- Move-in ready condition throughout
- Spacious lounge and separate dining room
- Fitted kitchen with good worktop and storage space
- Three bedrooms including a spacious principle bedroom with wardrobe space
- Modern ground floor bathroom
- Windows replaced within the last 10 years
- Gas-fired central heating with gas boiler
- Garage located to the rear of the property providing off-road parking
- Walking distance to Mundesley beach and seafront



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Location

Marina Road enjoys a prime coastal setting in the sought-after village of Mundesley, just a short walk from its award-winning Blue Flag beach, promenade, and scenic clifftop gardens. The village offers a good range of everyday amenities, including a butcher, chemist, medical centre, post office, convenience stores, cafés, and pubs, along with leisure facilities such as a golf course, skate park, and children's play area. There are also primary schooling options nearby and regular bus services to neighbouring coastal towns and Norwich. The surrounding area provides plenty of opportunities for walking, cycling, and enjoying the unspoilt North Norfolk coastline, with the Norfolk Coast Path and Paston Way both easily accessible.

Restrictive Covenant: Section 157

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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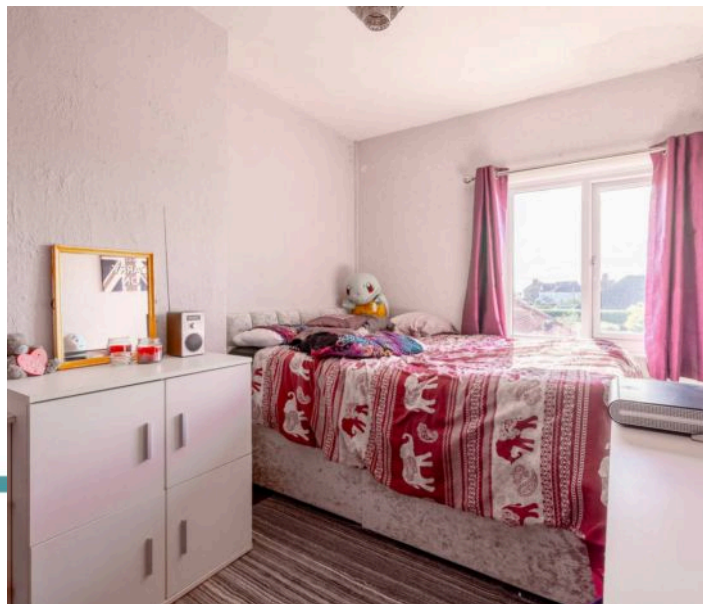
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The ground floor begins with an entrance hall leading into a bright and inviting lounge, positioned at the front of the property. This space is well-proportioned, with a feature fireplace and large front-facing window that allows plenty of natural light. Continuing through, you'll find a separate dining room provides a comfortable setting for family meals or entertaining guests, with views over the garden adding to its appeal. The fitted kitchen is accessible from the dining room and offers a practical arrangement of worktops, storage cupboards, and integrated cooking facilities, along with direct access to the rear garden for ease when dining outdoors. A family bathroom completes the ground-floor and includes a bath with overhead shower, wash basin and WC.

Upstairs, the first floor is arranged around a central landing and includes three bedrooms. The main bedroom sits to the front and offers generous proportions, while the second bedroom is another good-sized double positioned to the rear. The third bedroom is a single that could serve well as a child's room, home office or dressing room.

The rear garden is a pleasant, low-maintenance space featuring a lawn and paved areas, providing room for seating and planting. A pathway leads to the garage located at the rear, which is accessed via a shared service road, offering secure storage or parking.



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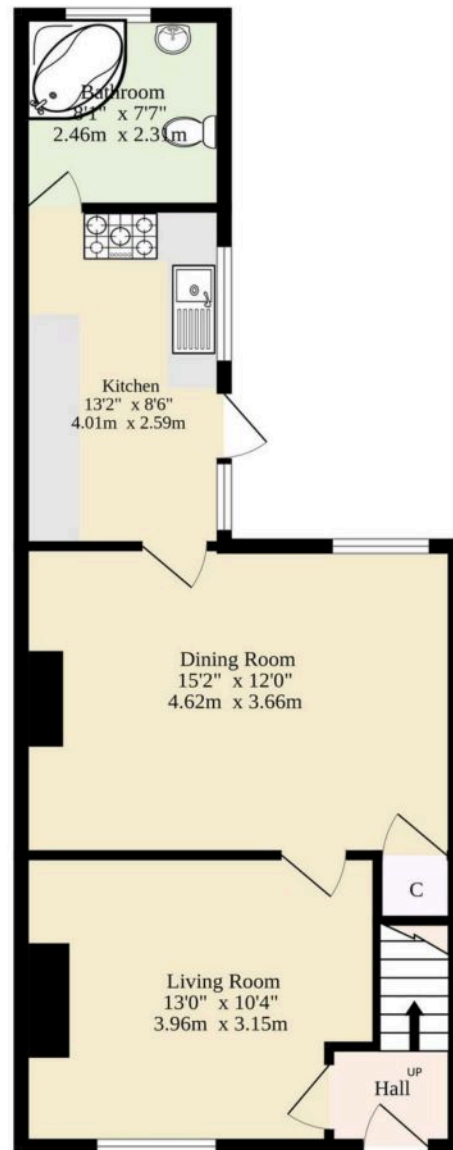
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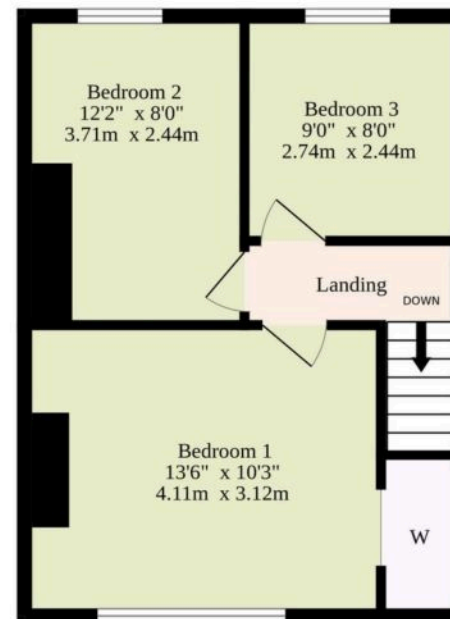


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Ground Floor
462 sq.ft. (42.9 sq.m.) approx.



1st Floor
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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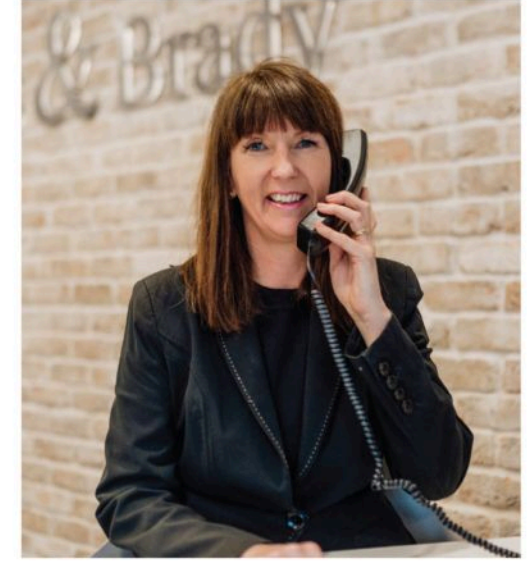
Dreaming of this home? Let's make it a reality



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Meet Karol
Property Valuer



Meet Claire
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wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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