

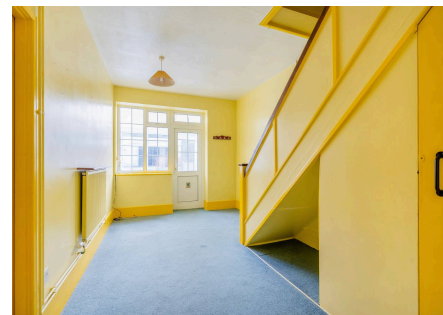
22 Mundesley Road, Overstrand

£250,000 Freehold

In the heart of a highly sought after village location within the NR27 postcode, you'll find this chain-free three-bedroom terraced mews house presenting an exceptional opportunity to create your dream family home. The property offers a harmonious blend of space, comfort, and convenience, making it an ideal choice for those seeking a peaceful yet well-connected lifestyle.

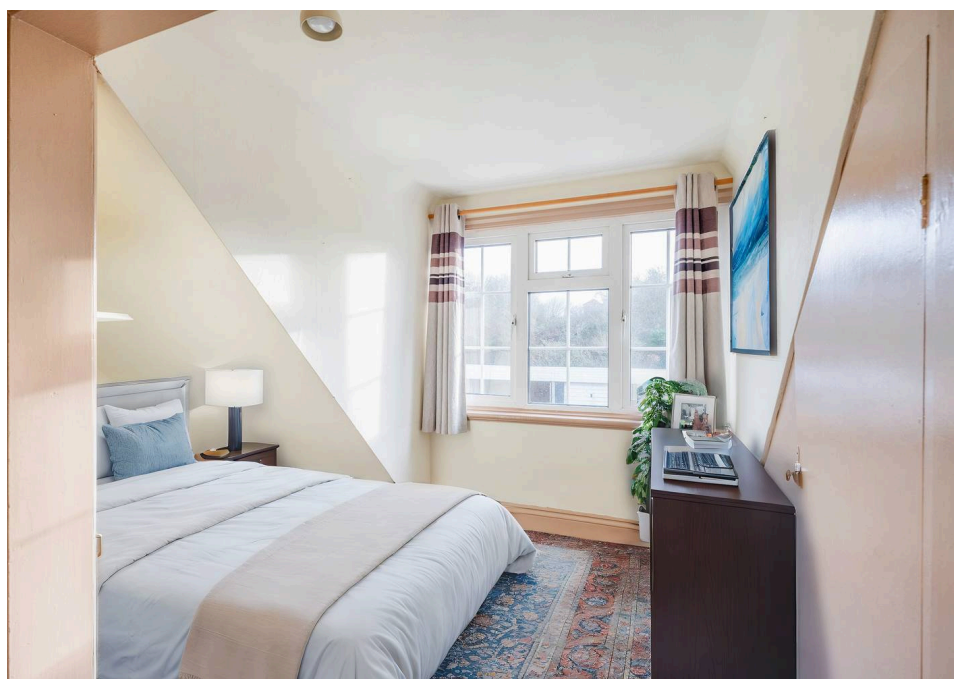
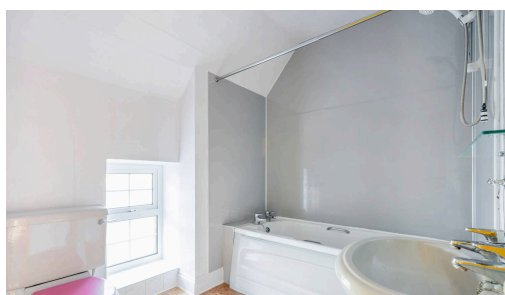
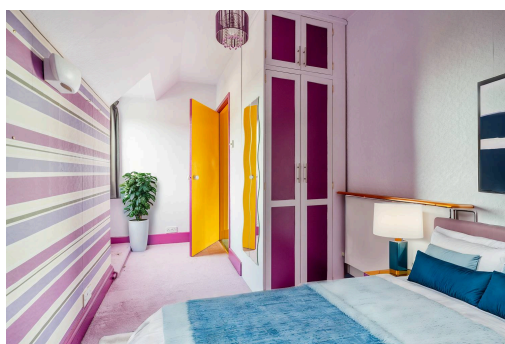
Location

Nestled in the charming coastal village of Overstrand, Mundesley Road offers an enviable setting just moments from the picturesque North Norfolk coastline. This idyllic location is perfect for those who enjoy tranquil beachside living, with golden sands and scenic cliff-top walks just a short stroll away. The property is conveniently situated within walking distance of local amenities, including a village shop, post office, and a welcoming pub, ideal for a relaxed evening out. Overstrand's close proximity to the historic market town of Cromer, only 2 miles away, provides access to a wider range of shops, cafes, and renowned attractions such as the iconic Cromer Pier. Combining the best of serene coastal living with accessibility to essential services, Mundesley Road is a prime choice for those seeking a peaceful yet well-connected location.



Mundesley Road

Upon entry, the porch leads you into the spacious hall, unveiling a versatile layout ideal for family living. The well-proportioned lounge/dining room, bathed in natural light from dual aspects, features a charming exposed brick fireplace with a coal effect gas fire—a perfect spot for gatherings and relaxation.



An adjoining kitchen awaits, equipped with essential appliances and ample storage solutions to cater to culinary needs.

Ascend the carpeted stairs to discover the three bedrooms, all thoughtfully designed to maximise comfort and functionality, complete with built-in storage for added convenience. The third bedroom extends the allure of the house with access to an outside roof terrace, offering a private oasis for relaxation or al fresco dining.

The first floor further accommodates a tastefully appointed family bathroom, featuring a three-piece suite including a bath with an electric shower over, perfectly meeting daily requirements.

Externally, the property shines with a large private garden, complemented by off-road parking options including a driveway and open garage—ensuring ease of access and convenience. Opposite the house, a lush pathway leads to the expansive south-facing garden, providing an idyllic setting for outdoor enjoyment in a serene and private environment.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

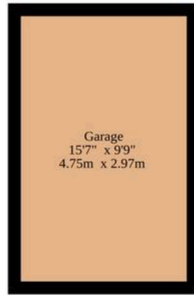
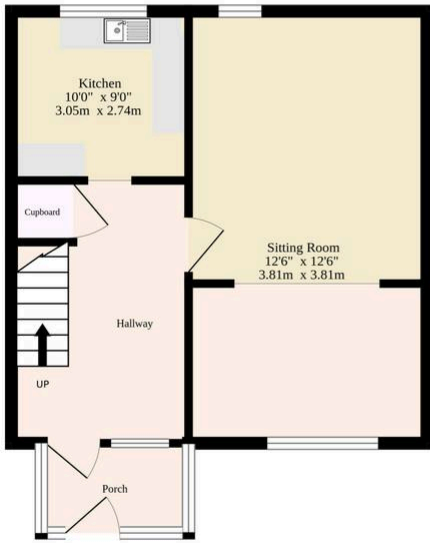
Tenure: Freehold

EPC Energy Efficiency Rating: D

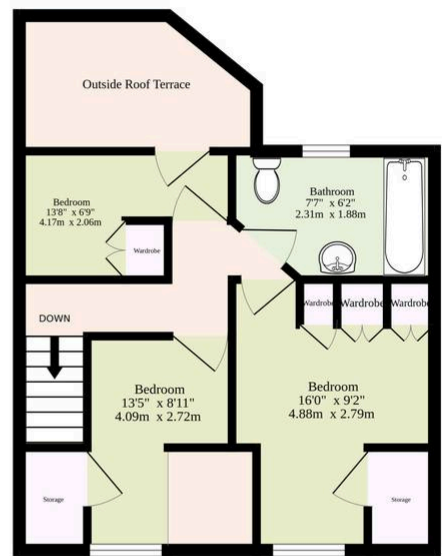
EPC Environmental Impact Rating: E



Ground Floor
632 sq.ft. (58.7 sq.m.) approx.



1st Floor
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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