



4 Rookery Close, Mundesley

£500,000 Freehold



websters.

An impressive detached coastal residence offering beautifully appointed accommodation, set within a highly sought-after seaside setting. Occupying an enviable position just moments from the coastline, this substantial four-bedroom detached home provides light-filled and versatile accommodation extending to an exceptional standard throughout. Combining generous proportions with elegant presentation, the property is ideally suited to both modern family life and those seeking a refined home by the sea.

The welcoming reception hall sets the tone for the accommodation, leading through to a superb dual-aspect sitting room where a wood-burning stove creates a warm and inviting focal point. The heart of the house is undoubtedly the open-plan kitchen and dining room, thoughtfully designed for contemporary living and entertaining.



- Guide Price (£500,000 - £525,000)
- Substantial detached family residence with four generous double bedrooms
- Beautifully presented throughout with spacious and versatile accommodation
- Elegant dual-aspect sitting room featuring a characterful wood-burning stove
- Contemporary kitchen/dining room with breakfast bar and separate utility room
- Private, enclosed rear garden ideal for family living and entertaining



Fitted with an extensive range of cabinetry, integrated appliances and a central breakfast bar, the space enjoys an effortless connection between cooking, dining and everyday family life. A separate utility room provides further practicality and additional storage. The first floor offers four well-proportioned double bedrooms, all enjoying pleasant outlooks and excellent natural light. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property enjoys a private and enclosed garden, providing an ideal setting for al fresco dining and relaxed outdoor living. A double garage and generous driveway parking complete the offering.

The property is situated within a quiet and well-regarded residential setting, only a short walk from the beach and an array of picturesque coastal paths. Everyday amenities, highly regarded schools and transport connections are all within easy reach, making this an exceptionally convenient and desirable location.

This is a rare opportunity to acquire a beautifully presented coastal home, offering the perfect balance of generous family accommodation, modern convenience and an enviable seaside lifestyle.

Ground rent - £415 per annum, renewal January 2026.

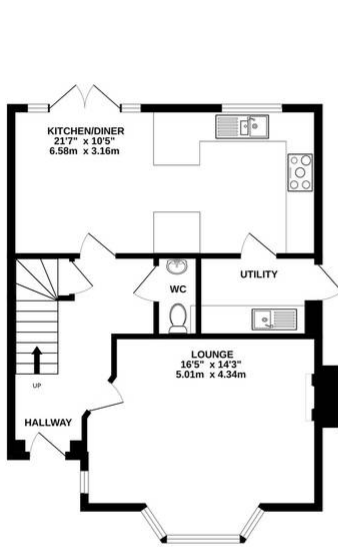
Council Tax band: E

Tenure: Freehold

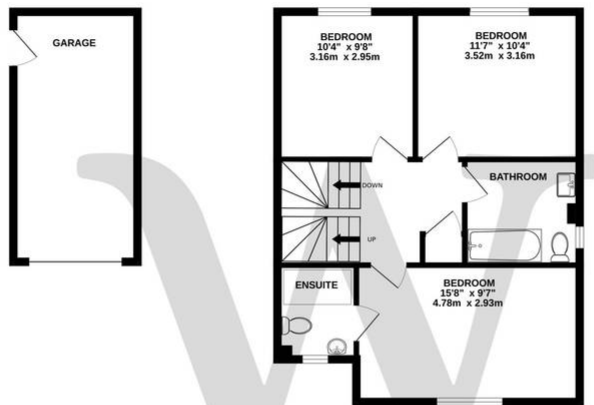
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

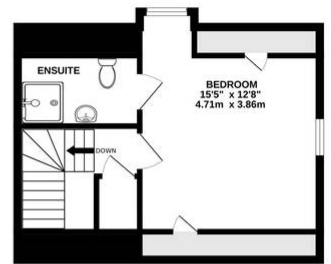
GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 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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