

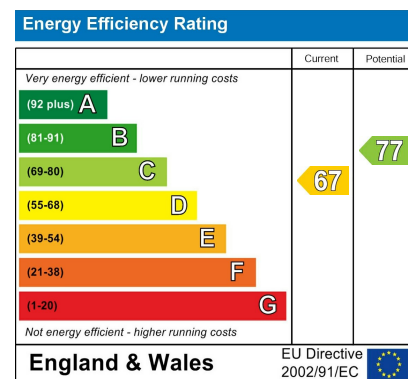


**brittons**  
estate agents

www.brittons.net

### DIRECTIONS

From our King's Lynn office, take the A149 towards Sandringham and Hunstanton. As you follow the road through Sandringham, you will approach a small roundabout, take the first left heading towards Hunstanton. After around 4 miles, take the second exit at the roundabout and continue on the A149 towards Hunstanton. At the new roundabout, take the second exit onto Redgate Hill/A149. At the next roundabout, take the third exit, and continue on the A149 for about 1.8 miles approximately. Take the left onto Clarence Road and then immediate right to Old Town Way. The property can be found easily identified by our For Sale Board.



### NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



11 Old Town Way Hunstanton Norfolk PE36 6HE

**EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE IN COASTAL LOCATION WITH DRIVEWAY**

**Hunstanton**

**£425,000 Freehold**

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sales@brittons.net





**PORCH**

Tiled floor. Window to front aspect.

**HALLWAY**

Stairs to first floor. Window to side aspect. Under stairs cupboard.

**LOUNGE**

Feature fireplace with log burner. Bay window to front aspect. Radiator.

15' x 13' (4.57m x 3.96m)

**KITCHEN/DINER**

A range of wall, base and drawer units. Range style cooker and integrated fridge. Modern radiator.

20'2 x 10'1 (6.15m x 3.07m)

**FAMILY ROOM**

French doors leading to patio and rear garden. Modern column radiator.

17' x 10'4 (5.18m x 3.15m)

**UTILITY ROOM**

Base units and space for washing machine and tumble dryer. French doors to rear garden. Window to side aspect.

9'9 x 8'4 (2.97m x 2.54m)

**SHOWER ROOM**

Fully tiled shower room with WC, hand wash basin with vanity unit, shower enclosure with thermostatic mixer bar. Window to side aspect. Heated towel rail.

**BEDROOM ONE**

Bay window to front. Wood effect flooring. Radiator.

12'9 x 11'9 (3.89m x 3.58m)

**BEDROOM TWO**

Fitted carpet, window to rear aspect. Radiator.

12'11 x 10'5 (3.94m x 3.18m)

**BEDROOM THREE**

Wood effect flooring. Window to front aspect, radiator.

7'10 x 7' (2.39m x 2.13m)

**BATHROOM**

WC, Hand wash basin, bath with thermostatic mix shower over. Window to rear aspect. Radiator.

7'5 x 6'10 (2.26m x 2.08m)

**BEDROOM FOUR**

Second floor bedroom with sea views. Wood effect flooring. Storage space and radiator.

13'4 x 6'4 (4.06m x 1.93m)

Brittons are delighted to offer 'for sale' this beautifully presented and extended four bedroom semi-detached house in the coastal town of Hunstanton, Norfolk.

This wonderful home is located close to the sea front and you can enjoy sea views from the second floor bedroom.

The accommodation consists of an entrance porch and hallway, lounge, kitchen diner, family room, shower room, and utility room on the ground floor with three bedrooms and a family bathroom on the first floor. Bedroom four is located on the second floor.

The front of the property is accessed via double wooden gates and offers parking for multiple vehicles.

The fully enclosed rear garden is incredibly well cared for and its large patio to the side and rear provides an excellent seating for relaxing or entertaining.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operating or efficiency can be given. Made with Metropix ©2023



