



**britttons**  
estate agents

www.britttons.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 just past the Glebe School on right take the next right onto Yarrow Drive, bear left and follow the road round where the property can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.



25 Yarrow Drive St Edmunds Park Hunstanton Norfolk PE36 6FG

**BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE AND DRIVEWAY**

**Hunstanton**

**Guide Price £595,000 Freehold**

01553 692828  
sales@britttons.net





**ENTRANCE HALL**

Fitted carpet. Double radiator. Doors to all rooms.

11'8 x 4'2 x 12'3 (3.56m x 1.27m x 3.73m)

**LOUNGE/DINER**

Fitted carpet. Two double radiators. Would comfortably fit dining table as well as sofas. TV Point. Electric real flame fire. Bay window to front aspect.

20'11" x 14'4" into bay > 11'2" (6.38m x 4.37m into bay > 3.40m)

**KITCHEN/BREAKFAST ROOM**

Range of wall, base and drawer units with Quartz worktops over. Space for electric range cooker and American Style fridge/freezer. Extractor hood. Space for breakfast table. Pull out larder drawer and fitted pantry cupboard with power sockets.

19'0 x 11'10 (5.79m x 3.61m)

**ORANGERY**

Vinyl flooring. French doors to rear garden. Utility area with a selection of wall and base units with Quartz worktops over. Space for concealed washing machine. Quartz worktop with sunken stainless sink with flexi mixer tap. Roof lantern with self cleaning glass and electric opening. Views over the well stocked enclosed low maintenance garden.

17'1 x 11'7 (5.21m x 3.53m)

**BEDROOM 1**

Fitted carpet. Double radiator. Built-in wardrobes with sliding mirrored doors. TV Point. Window to rear with views of the garden.

12'8 x 10'2 (3.86m x 3.10m)

**EN-SUITE SHOWER ROOM**

Fully tiled shower enclosure with thermostatic mixer, Vanity wash hand basin with mixer tap and w.c. Heated towel rail. Frosted window to rear aspect.

8'7 x 3'4 (2.62m x 1.02m)

**BEDROOM 2**

Fitted carpet. Double radiator. TV Point. Fitted cupboards. Window to front aspect with distant sea views.

12'6 x 9'5 (3.81m x 2.87m)

**BEDROOM 3**

Fitted carpet. Double radiator. Window to front aspect with distant sea views.

9'0 x 6'11 (2.74m x 2.11m)

**BATHROOM**

Three piece suite comprising bath with mixer tap and shower attachment over and tiled surround, vanity wash hand basin and w.c. Frosted window to rear aspect.

8'4 x 7'2 (2.54m x 2.18m)

**DOUBLE GARAGE**

Up & Over doors. One side is workshop. Personal door to rear garden.

**FRONT GARDEN**

Laid to lawn with shrubs and brickweave driveway.

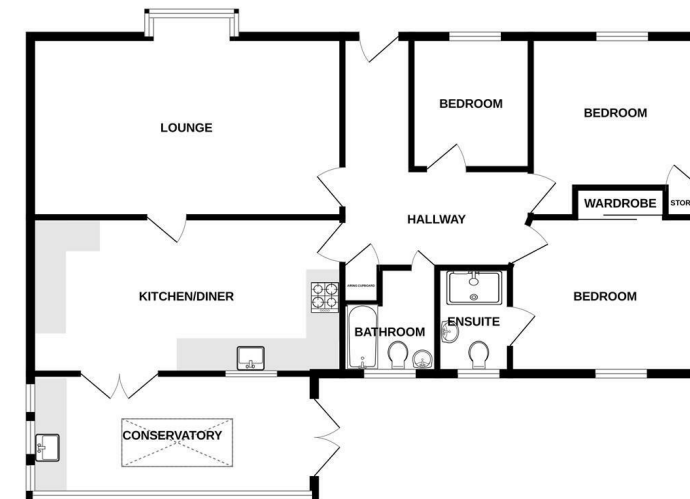
**REAR GARDEN**

Enclosed, laid to lawn with borders, shrubs and trees. Patio area. Wooden gate to driveway.

Welcome to this stunning detached bungalow located on Yarrow Drive in the picturesque St Edmunds Park, Hunstanton. This charming property boasts a spacious reception room, three cosy bedrooms, and two modern bathrooms, offering ample space for comfortable living. Built in 2022, this bungalow comes with the added benefit of 7 years remaining on the NHBC warranty, providing peace of mind for the future. The property features an orangery style conservatory, perfect for enjoying the summer evenings. You will also enjoy distant sea views from the front of this delightful property. One of the highlights of this property is the beautifully fitted kitchen, ideal for whipping up delicious meals while enjoying the serene surroundings. With parking available for up to 4 vehicles, you'll never have to worry about finding space for your cars or guests. Don't miss out on the opportunity to own this delightful bungalow in a sought-after coastal location. Whether you're looking for a peaceful retreat or a permanent seaside residence, this property has the potential to be your dream home.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be used as a legal document. The layout, fixtures and fittings shown have not been built and no guarantee is given as to their accuracy or efficiency. ©2024. Made with Mapbox ©2024.



