

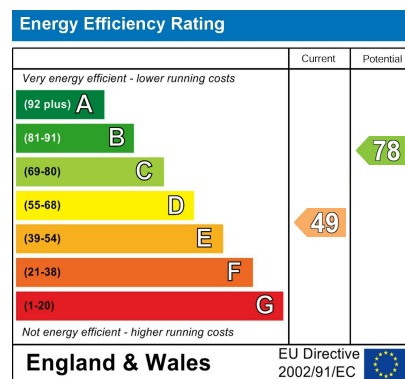


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## DIRECTIONS

SAT NAV: PE36 5NE What Three Words: Tube.whisk.punctuate



## 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.



10 Parkside Sedgeford Hunstanton PE36 5NE

**SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH PARKING IN A SOUGHT AFTER LOCATION AND FIELD VIEWS TO THE FRONT FROM UPSTAIRS**

**Sedgeford**

**£240,000 Freehold**

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**LOUNGE / DINING AREA** 179 max x 20'10 max (54.56m max x 6.35m max )  
Open plan living area, carpet, storage cupboard, fireplace to both rooms, double doors leading into the kitchen / breakfast room, two double radiators and windows to both the front and side aspect.

**KITCHEN /BREAKFAST ROOM** 17'9 x 7'3 (5.41m x 2.21m )  
Range of base and wall units, with worktop over. One and half bowl sink with drainer, and mixer tap over. Integrated eye level double oven and an integrated hob. Space for fridge freezer. Laminate flooring. Double radiator.

**UTILITY / CLOAKROOM** 8'6 x 5'3 (2.59m x 1.60m )  
Comprising of a hand wash basin, and a W.C, boiler and space for washing machine. Vinyl flooring, double radiator and window to the side aspect.

**BATHROOM**  
Three piece suite comprising of a pedestal hand wash basin, W.C, and window to the rear aspect. Vinyl tiled floor.

**BEDROOM ONE** 13'10 x 10'10 (4.22m x 3.30m )  
Wooden flooring, built in wardrobe, window to the front aspect. Radiator.

**BEDROOM TWO** 10'10 x 8'4 (3.30m x 2.54m )  
Wooden flooring, built in wardrobe, window to rear aspect. Radiator.

**BEDROOM THREE** 7'9 x 7'0 (2.36m x 2.13m )  
Wooden flooring, window to rear aspect and radiator.

**FRONT GARDEN**  
Mainly laid to lawn, with established trees and shrubs. Path and steps leading to the front door.

**REAR GARDEN**  
Pretty enclosed garden including raised beds of flowers, established shrubs, shingled seating area. Greenhouse and timber shed.

**PARKING**  
To the rear of the property and garden there is a section of garden / land owned by the property parking of multiple vehicles.

Nestled in the charming village of Sedgeford, this semi-detached house on Parkside offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The spacious lounge diner provides an inviting area for relaxation and entertaining, making it the heart of the home. One of the standout features of this residence is its deceptively large layout, which maximises the available space, ensuring that every corner is utilised effectively. The kitchen, which boasts direct access to the garden, is ideal for those who enjoy outdoor living and entertaining. Imagine stepping out into your private garden, perfect for summer barbecues or simply enjoying a quiet morning coffee. The upstairs rooms offer lovely field views to the front, allowing you to appreciate the beauty of the surrounding countryside from the comfort of your home. This tranquil setting is complemented by the property's location in a desirable area, known for its community spirit and proximity to local amenities. Additionally, the property includes parking for multiple vehicles, providing convenience for residents and visitors alike. This home is not just a place to live; it is a sanctuary that offers a peaceful lifestyle while remaining close to the vibrant coastal town of Hunstanton. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a sought-after location.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to the 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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