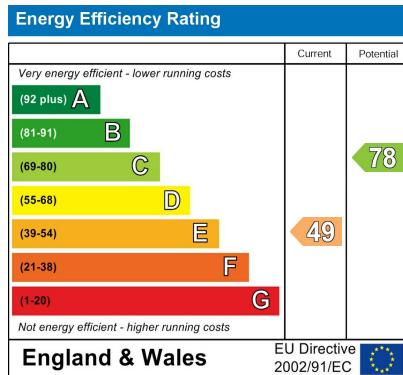


DIRECTIONS

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



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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.

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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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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

01553 69282
sales@brittons.net





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

179 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

13'10 x 10'10 (4.22m x 3.30m)
Three piece suite comprising of a pedestal hand wash basin, W.C, and window to the rear aspect. Vinyl tiled floor.

BEDROOM ONE

10'10 x 8'4 (3.30m x 2.54m)
Wooden flooring, built in wardrobe, window to the front aspect. Radiator.

BEDROOM TWO

7'9 x 7'0 (2.36m x 2.13m)
Wooden flooring, built in wardrobe, window to rear aspect. Radiator.

BEDROOM THREE

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.

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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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, rooms, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any proposed purchase. The floorplans and dimensions contained herein are not to scale and are not guaranteed as to their accuracy and dimensions do not agree.

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