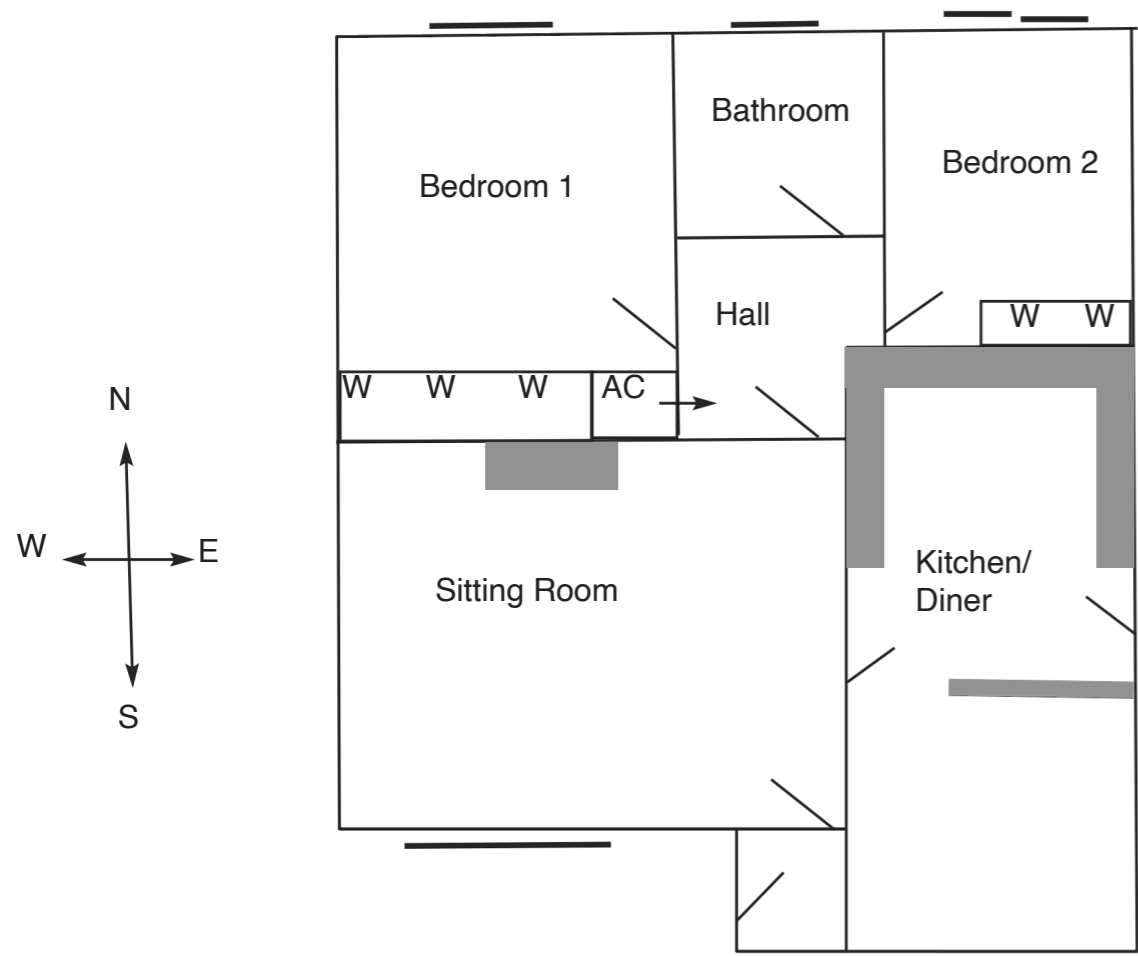


Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.
SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.
THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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BIRDS

ESTATE AGENTS
ESTABLISHED OVER 35 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

6 HARRYS WAY
HUNSTANTON
PE36 5PG

Guide Price: £299,995

freehold
vacant possession upon completion



**A detached 2 bedroom bungalow located on the popular
Manorfields Development at the southern end of the town..**

ENTRANCE HALL • KITCHEN/DINER • 2 BEDROOMS • BATHROOM •

OUTSIDE:
FRONT & REAR GARDENS, DRIVEWAY & GARAGE

SERVICES: All mains connected.

COUNCIL TAX BAND: 'D' £2260.37 (2024/25)
• GAS CENTRAL HEATING • DOUBLE GLAZING •

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Harrys Way is located on the popular Manorfields Development at the southern end of the town and has the benefit of gas central heating and replacement double glazing.

The bungalow has the footprint for a 3 bedroom property.

Hunstanton is a popular Victorian seaside resort on the West Norfolk coast. Offering a range of shops including supermarkets, bank and a bus station with regular services to nearby villages and King's Lynn 16 miles from Hunstanton and has direct train routes through to Ely, Cambridge and London.

Entrance Hall: radiator.

Sitting room: 15'10" x13'5" (4.81x4.09) gas fire with back boiler for hot water and central heating, radiator.

Kitchen/Diner: 21'10"x11'4" (3.37x3.44) fitted with a range of base and wall units, tiled splashbacks, electric cooker point, dual aspect windows.

Inner Hall: airing cupboard, loft hatch with ladder and insulation.

Bedroom 1: 12'2"x11'10" (3.71x3.59) fitted wardrobes, radiator.

Bedroom 2: 11'2"x9'4" (3.40x2.82) fitted wardrobes, radiator, patio doors to rear garden.

Bathroom: coloured suite comprising panelled bath with shower over, hand basin, wc, radiator, fully tiled walls.

OUTSIDE

Lawned front garden with driveway leading to double gates and garage with up and over door, side door, power and light. Shed.

Low maintenance rear garden with paved patio and lawn.

