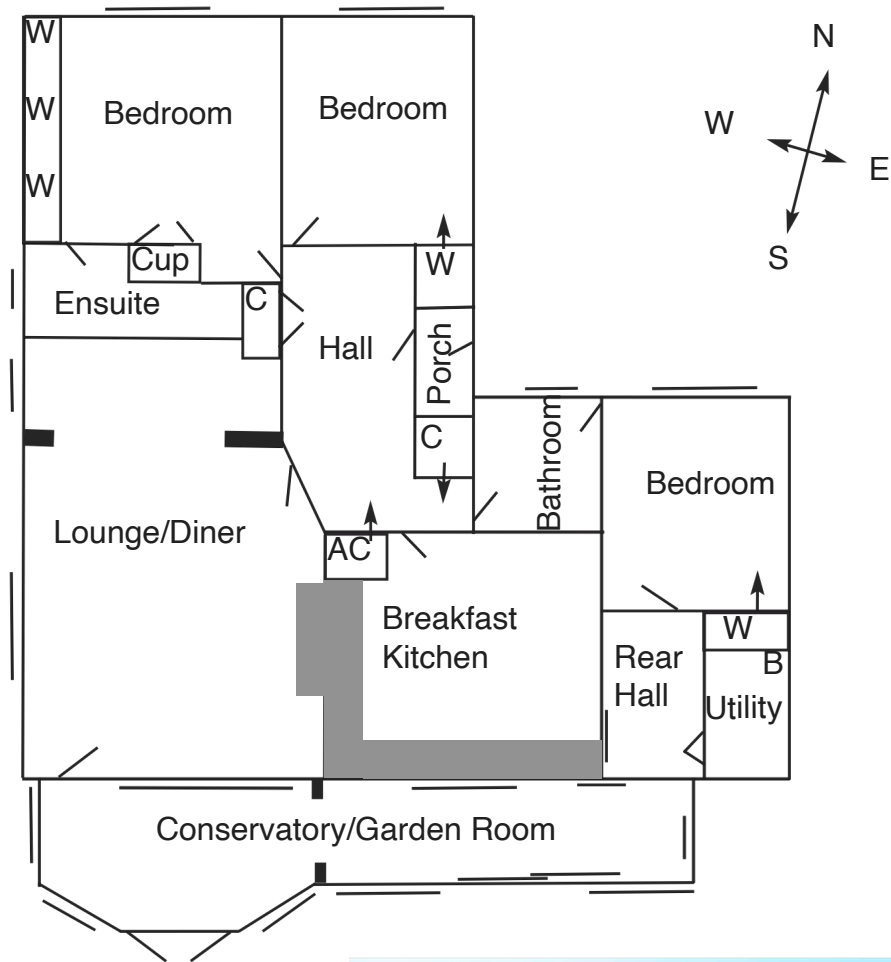


Floor Plan
for Identification Purposes Only
Not to Scale



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 35 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

2 PEDDARS CLOSE
HUNSTANTON
PE36 6HG

Guide Price: £500,000

freehold
no onward chain



A three bedroom detached bungalow located in the popular northern end of the town close to the cliffs and lighthouse.

ENCLOSED PORCH • HALL • BREAKFAST KITCHEN • LOUNGE/DINER •
 CONSERVATORY/GARDEN ROOM • THREE BEDROOMS, ONE WITH ENSUITE •
 FAMILY BATHROOM • UTILITY ROOM
OUTSIDE
 GARAGE • DRIVEWAY FOR SEVERAL VEHICLES • ENCLOSED REAR GARDEN •
 VARIOUS SHEDS & OUTBUILDINGS

SERVICES: All mains connected.
 COUNCIL TAX BAND: 'D' (£2260.37 2024/25)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

2 Peddars Close is detached 3 bedroom bungalow on a good size plot located at the lighthouse end of the town.

Hunstanton is a popular seaside town overlooking the Wash with sandy beaches and lovely walks, with a range of shops, restaurants and golf courses close by. A regular bus service along the coast road to Wells-next-the-Sea, with hop on hop off stops along the way, Kings Lynn is 13 miles and has a regular bus service and a rail link to Ely, Cambridge and London.

The property has double glazing and some secondary glazing, gas central heating and south facing rear garden and would benefit from some updating, comprising:

Enclosed Entrance Porch:

Hall: large storage cupboard with hanging rail and alarm system, airing cupboard, deep storage cupboard.

Lounge/Diner: 23'9"x12'9" (7.29x3.94) brick fireplace, door to garden room, 3 radiators, hatch to kitchen.

Breakfast Kitchen: 12'7"x12'4" (3.89x3.78) fitted with a range of base and wall units incorporating electric oven and grille, ceramic hob with extractor over, dishwasher, fridge/freezer, work tops, tiled splash backs, stainless steel sink unit, radiator, sliding door to rear hall..

Rear Hall: sliding door to conservatory.

Utility: plumbing for washing machine, hand basin, wall mounted gas boiler.

Conservatory/Garden Room: (30'9" Max length) **Conservatory:** 17'5"x7'3" (5.33x2.22) sliding patio doors to rear garden, side door, 2 electric heaters, open to..

Garden Room: 12'x10'1" (3.68x3.10) patio doors to garden, radiator, door to lounge/diner.

Bedroom: 14'7" into door recess x8'10" (4.50x2.73) built-in mirror front wardrobes, wardrobe cupboard with storage above, radiator.

Ensuite: shower cubicle, hand basin, wc, bidet, radiator.

Bedroom: 11'3"x9' (3.44x2.75) built-in cupboard, radiator.

Bedroom: 15'7"x8'8" (4.77x2.6) built-in wardrobe with cupboard over, meter cupboard, radiator, door to.....

Bathroom: coloured suite comprising panelled bath with electric shower over, hand basin, wc, bidet, radiator, door to hall.

OUTSIDE

brickweave drive and shingled forecourt with mature shrubs, **Garage** with electric roller door, power and light, side door, rear door to storage/workshop with door to rear garden with patio, lawns and shingled areas with mature planting and fruit trees, pond and several sheds and a green house.

