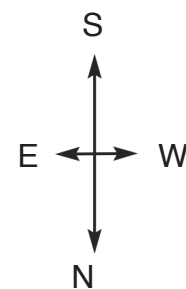
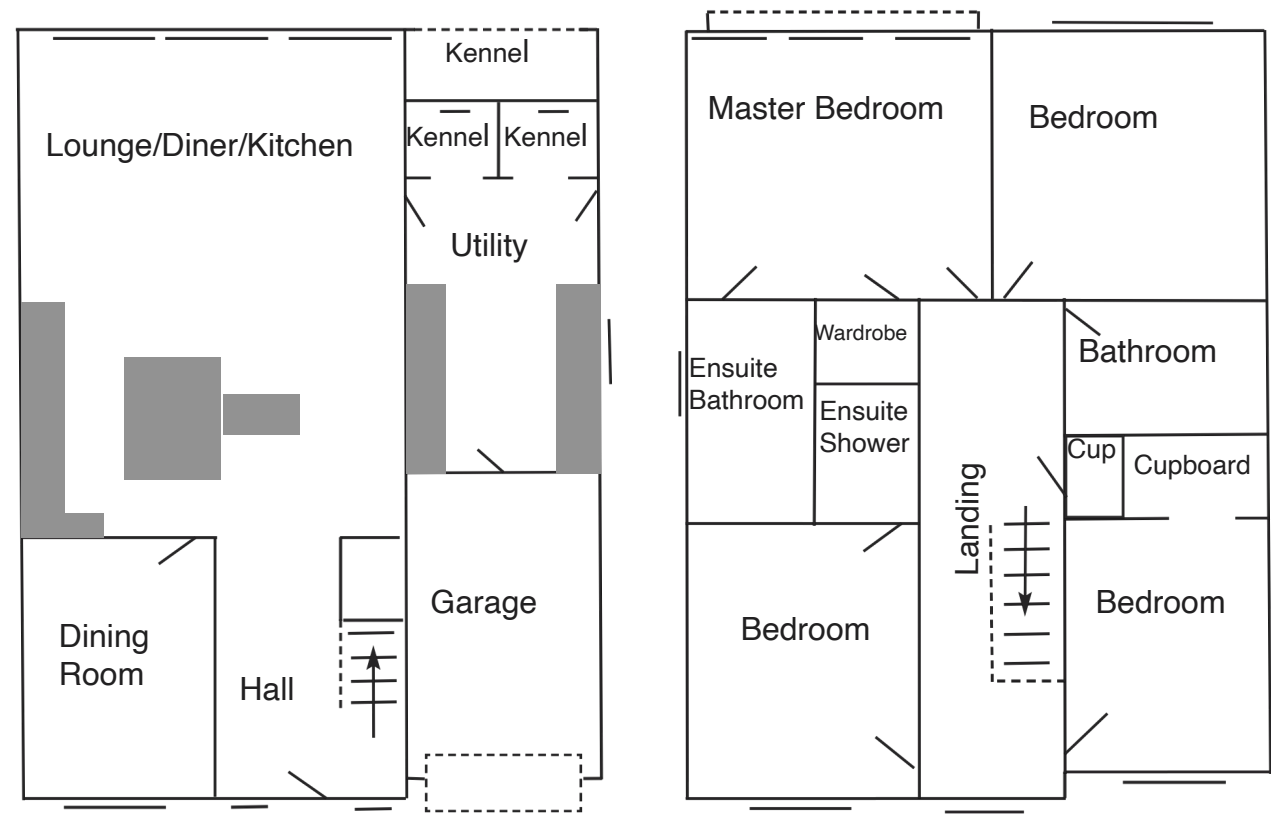


Floor Plan
for Identification Purposes Only
Not to Scale



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.
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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

10 CLARENCE ROAD
HUNSTANTON
PE36 6HQ

Guide Price: £775,000

freehold
no onward chain



**A unique contemporary designed spacious 4 bedroom family home
located close to the cliff tops and lighthouse.**

GROUND FLOOR

- ENTRANCE HALL LEADING INTO OPEN PLAN LOUNGE/DINER/KITCHEN •
- DINING ROOM • UTILITY INCORPORATING KENNELS/STORE ROOM • CLOAKROOM •

FIRST FLOOR

- MASTER BEDROOM WITH ENSUITE BATHROOM •
- DOUBLE BEDROOM WITH ENSUITE SHOWER •
- TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM •

OUTSIDE

- INTEGRAL GARAGE • DRIVEWAY • REAR GARDEN •

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

10 Clarence Road is a contemporary designed house built in 2020 and is located at the popular lighthouse end of the town, it has spacious open plan ground floor living with underfloor heating, four double bedrooms with two ensuites and family bathroom on the first floor, aluminum double glazed units and a B rated EPC and quality fixtures and fittings throughout.β

Hunstanton is a popular Victorian sea side town on the shores of the Wash, it has a variety of amenities, restaurants, hotels, two golf courses, infant, junior and secondary schools and an Independent school. Kings Lynn is 13 miles with a main line railway station to Cambridge and Kings Cross. Comprising:

GROUND FLOOR

Entrance Hall stairs to first floor and leading into.....

Lounge/Diner/Kitchen: 28’2”x18’9” (8.60x5.76) fitted with a range of base and wall units, central island and breakfast bar, incorporating fan oven, combi oven, warmer drawer, induction hob, dishwasher, full width patio doors to rear garden. **Cloakroom:** wc and hand basin.

Dining Room: 14’8”x9’8” (4.50x2.98) window to the front.

Utility Room: 13’5”x10’4” (4.10x3.18) base units with work tops, stainless steel sink unit, fridge/freezer, plumbing for washing machine, two kennels/store rooms with dog access to external kennel and garden, side door to rear garden, door to **Integral Garage: 17’3”x9’3” (5.27x2.85)** power, light electric roller shutter door, gas boiler.

FIRST FLOOR

Landing: cupboard containing water tank and immersion heater.

Master Bedroom: 18’5”x15’7” (5.62x4.80) over looking rear garden, walk in wardrobe, sliding patio doors to Juliet Balcony, **Ensuite Bathroom: 11’9”x6’5” (3.63x1.98)** bath, large shower cubicle, vanity hand basin, storage unit, wc.

Bedroom: 12’5”x11’1” (3.80x3.40) facing front, radiator, **Ensuite 6’6’x5’5” (2.00x1.67)** large shower cubicle, hand basin, wc.

Bedroom: 15’7”x13’8” (4.80x4.22) rear facing, radiator.

Family Bathroom: 9’8”x6’9” (2.98x2.10) bath, shower cubicle, hand basin, wc.

Bedroom: 12’x9’9” (3.68x3.02) front facing, wardrobe cupboard, radiator.

OUTSIDE

rendered wall, gate to shingle parking for 3 vehicles, rear garden laid to areas of decking, patio and lawn, side access, kennels.

COUNCIL TAX BAND: ‘F’ (£3264.98 2024/25)

