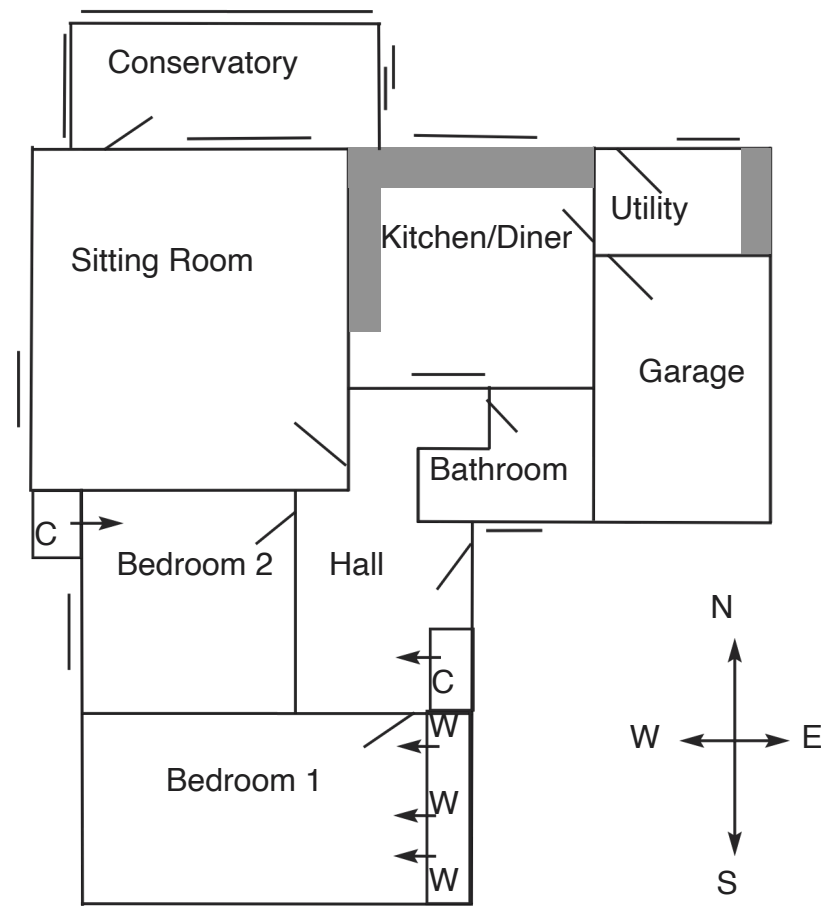


Floor Plan
for Identification Purposes Only
Not to Scale



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 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

**37 BERNARD CRESCENT
HUNSTANTON
PE36 6EP**

Guide Price: £495,000

freehold
vacant possession upon completion



A 2 double bedroom detached bungalow on a large plot located in the lighthouse area of the town, with the opportunity to extend.

ENTRANCE HALL • 2 DOUBLE BEDROOMS • KITCHEN/DINER •
• SITTING ROOM • CONSERVATORY •
BATHROOM • UTILITY ROOM • INTEGRAL GARAGE •

OUTSIDE:
LARGE SHINGLED DRIVEWAY FOR SEVERAL VEHICLES.
LAWNED REAR GARDEN WITH PATIO.

GAS CENTRAL HEATING & DOUBLE GLAZING

COUNCIL TAX BAND: 'D' (£2349.62 2025/26)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

37 Bernard Crescent is located in the sought after Light House area of the town, close to the cliff tops and Old Hunstanton Beach and short drive to the town centre amenities.

Hunstanton is a popular Victoria town located on the shores of the Wash, it has a variety of shops, schools, golf courses, restaurants and hotels. There is a coastal bus route through to Wells-next-the-Sea perfect for hopping on and off and discovering the North West Norfolk coastline.

The property is presented in excellent order and in October 2020 was granted planning permission to extend, plans can be viewed on Borough Council of Kings Lynn & West Norfolk Ref. No: 20/01242/F.

ENTRANCE HALL:

shelved cupboard, radiator.

SITTING ROOM: 18’X1’11 (5.49X3.94)

dual aspect windows, radiator, door to

CONSERVATORY: 13’8”X10’3” (4.17x3.12)

radiator, door to rear garden, this is the only room in the property that would require some maintenance or replacing.

Kitchen/Diner: 13’x11’11’ (3.96x3.63)

fitted with a range of modern units incorporating, dishwasher, electric range style cooker with extractor over, fridge/freezer.

Utility Room: 7’8”x 5’5” (2.40x1.67)

plumbing for washing machine, space for tumble dryer, sink unit, door to rear garden, door to integral

Garage with power and light, Gas combi boiler, up and over door.

Bedroom 1: 16’1”x9’11 (4.90x3.02)

fitted mirror fronted wardrobes, radiator.

Bedroom 2: 12’11”x 9’5” (3.95x2.89)

fitted wardrobe/cupboard, radiator.

Bathroom:

white suite fitted with bath, large shower cubicle, hand basin, wc. towel radiator, fully tiled walls.

OUTSIDE

Fenced and gated to shingle forecourt with space for several vehicles leading to garage, side gates leading to rear garden laid mainly to lawn with patios, large shed.

