



THE STORY OF

32 Clarence Road

Hunstanton, Norfolk

SOWERBYS

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32 Clarence Road

Hunstanton, Norfolk
PE36 6HQ



Detached House

Four Bedrooms

Large Kitchen/Dining Room

Separate Living Room

Recently Modernised

Ample Parking

Garage

Enclosed Rear Garden

Excellent Decorative Order

Close to Seafront



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“Moving here has given us more space to breathe and enjoy family time...”

One of Hunstanton's most desired streets, Clarence Road stretches from the elevated Cromer Road down to the seafront, just moments from the town's 19th century lighthouse. A mix of period houses, arts and craft style properties and single storey homes, the properties here have a sense of space and calm, being set just far enough from the town centre to avoid the hustle and bustle of the busy summer months. Number 32 looks out over open green space to the front, beyond which, you can catch glimpses of the sea from the first floor.

An attractive, detached property, 32 Clarence Road has recently been extended and modernised by our sellers, now providing superbly finished, spacious accommodation, with a fantastic mix of tradition and modernity.

Internally, the property retains many of the period features which are so often missing from modernised homes; picture rails and deep skirtings, a fabulous bay window and period panelled doors, as well as an ornate stained glass front door.



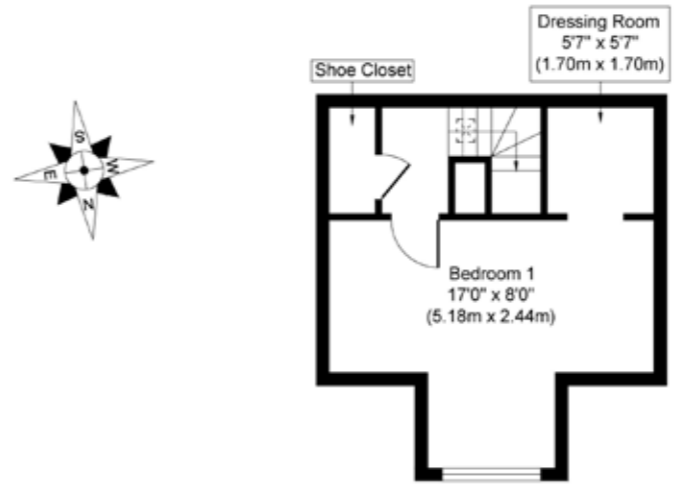
The entrance hallway is bright and inviting, and leads through the original part of the property to the more recent addition to the rear. The fabulous open plan kitchen/living space stretches across the back of the home and takes full advantage of the southerly aspect, with its bi-folding doors opening out to the garden. The large roof lantern creates a wonderfully bright space to enjoy meals with family and friends, and there's plenty of space for everyone. The kitchen includes timber worksurfaces, a butler style sink and a modern range cooker, and the large central island means there's plenty of storage and workspace.

A separate sitting room provides a quiet space to retreat to, and a cosy spot to curl up and watch a film or read a book.

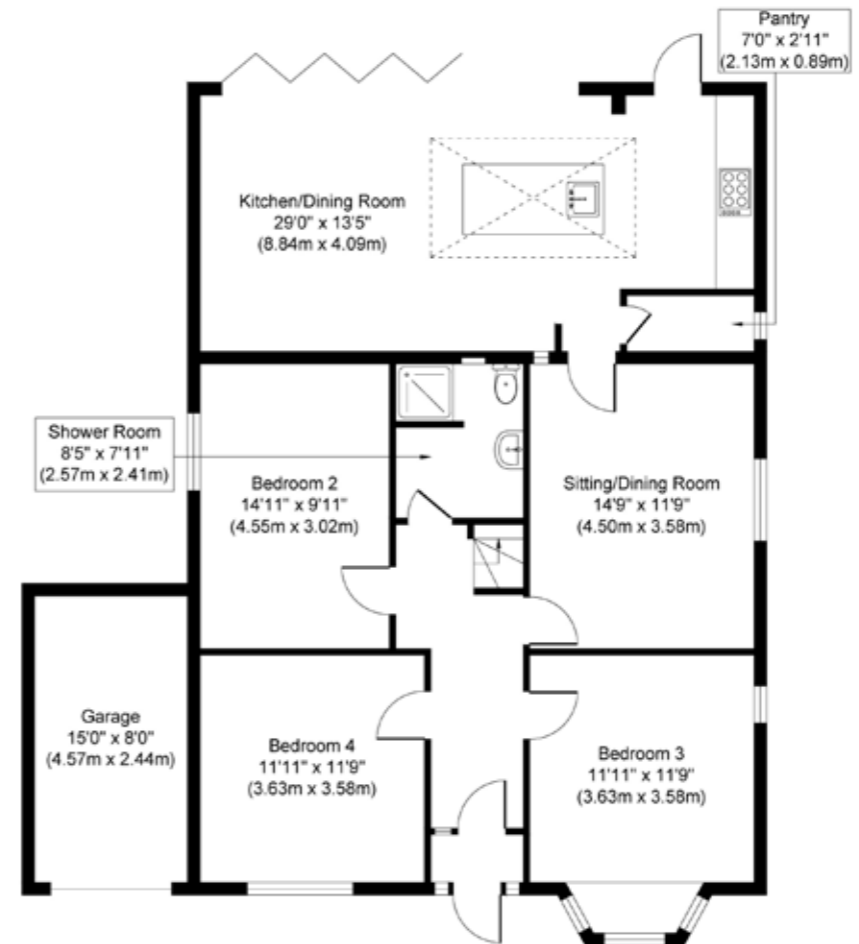
The remaining ground floor accommodation consists of three bedrooms, all generously proportioned and with the same high ceilings and superb features which are found throughout. Should you wish, any one of these could become an additional reception room. The ground floor shower room is immaculately finished, having recently been refitted.

On the first floor, the spacious principal bedroom looks out over Ashley Crescent and towards the sea, on a fine day enjoying glimmers of blue water between the rooftops. A generous room, there's currently a walk-in dressing room as well as a shoe cupboard, and there is ample space to add an en-suite, subject to the relevant permissions.





First Floor
Approximate Floor Area
270 sq. ft
(25.08 sq. m)



Ground Floor
Approximate Floor Area
1332 sq. ft
(123.74 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Mature shrub borders frame the front garden, which is part-lawned, part shingled, providing parking space. There's also an attached garage to the side. To the rear, the bi-folding doors open out to a patio, perfect for barbecues with friends. A sunny spot, the lawned garden allows children to run off steam, with some mature trees and shrubs providing dappled shade.

With its blend of period features and low maintenance modernised accommodation, 32 Clarence Road may just be your new holiday retreat, or your forever home, just moments from the sea.



ALL THE REASONS

Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight slowly fade.

Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.



Note from the Vendor



Hunstanton beach and seafront

“We have loved living near the seafront, and the freedom it has given our family.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0359-1009-0294-0247-6200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///cautious.melons.prepped

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