



THE STORY OF

8 Peddars Drive

Hunstanton, Norfolk

SOWERBYS

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8 Peddars Drive

Hunstanton, Norfolk,
PE36 6HF

Large, Detached Home

Four Bedrooms and Two Bathrooms

Three Reception Rooms, Including a Conservatory

Home Office

Utility Room

Garage and Off Road Parking

Beautiful Gardens

Sea Views

Desirable Location

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

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“...splendid views over the coast and the lighthouse.”

With the seafront and lighthouse being just a few minutes walk away, and the bustling town centre nearby, this home is in the perfect spot to relax and unwind in peace, whilst still having everything on your doorstep.

The large, well-lit entrance hall offers a warm welcome to all and immediately puts you at peace. The spacious 25ft sitting room with an open fire, is complemented by the conservatory, which overlooks the beautiful rear garden, making this the perfect place to

entertain family and friends alike.

The kitchen also benefits from views over the garden and has a lovely blend of modern and traditional fixtures and fittings, including a Range cooker.

Relax and enjoy your morning coffee in the breakfast room, looking out onto the beautiful garden.

There is also a useful utility room with external access to the side of the property.





On the first floor there is a good size landing with access to the large loft space.

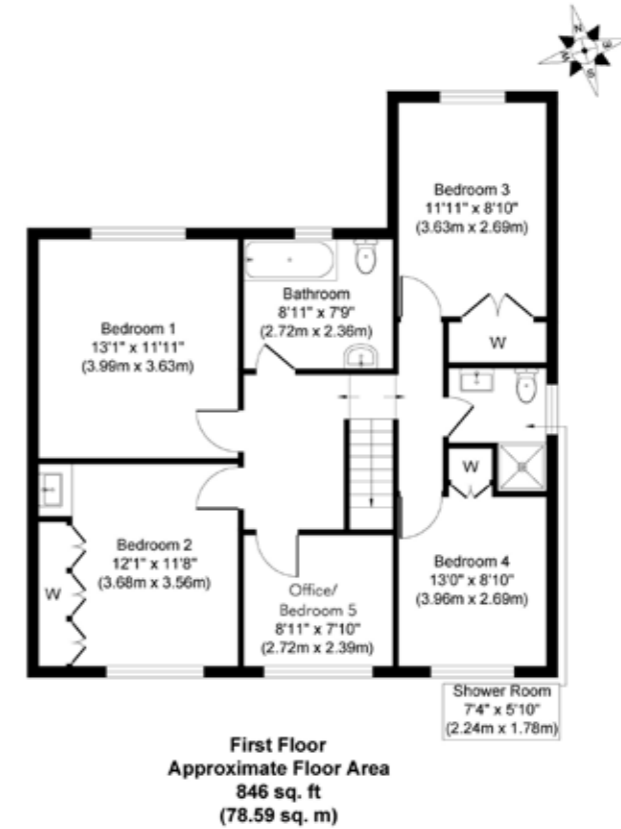
The principal bedroom overlooks the delightful rear garden and has splendid views over the coast and the lighthouse. There are three further double bedrooms on this floor all with built-in wardrobes. An office or study is ideal for those that need to work from home, although this could be used as a fifth bedroom if desired. The property benefits from not just having a family bathroom, but also a shower room on this level.



The good size driveway provides plenty of parking, plus access to the garage and gates either side of the property, leading to the rear garden.

As the neighbours to 8 Peddars Drive are all bungalows, the garden is wonderfully private. Our sellers love this outdoor space. The large lawn is perfect for the children to play or dogs to run around, and different seating areas make the most of the sun. A selection of mature plants, shrubs and trees makes this a tranquil area. There is also a garden shed and rear gate.

If you're looking for a lovely family home in a fantastic location, or perhaps a holiday home to escape to and unwind from busy life, then look no further.



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.

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 Sowerbys



“The Old Lighthouse and beach are less than half a mile away.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0417-5021-6000-0993-9202

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: ///assets.waltz.deeds

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