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THE STORY OF
75 Old Hunstanton Road
Old Hunstanton, Norfolk

SOWERBYS

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75 Old Hunstanton

Old Hunstanton, Norfolk
PE36 6HZ

Four Bedroom Spacious Home

Beautiful Glass Extension

Ground Floor Bedroom

Two Bathrooms and Separate WC

Off-Street Parking and Garage

Beautiful Garden

Close Proximity to Beach

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“We love being such a short walk to the beach.”

Just a short walk from the stunning sandy dune beach or a bustling local pub, you will get to 75 Old Hunstanton Road – a four-bedroom, beautifully presented property in one of north Norfolk’s most popular locations.

Although built in the last thirty years, the property’s front facade is made from brick and chalk, a local material many people are fond of in the area, and one that looks welcoming from your initial approach to the property.

Once inside, it is evident that the property is spacious, light, airy, and has been well looked after.

The spacious lounge, with central focal fireplace, seamlessly flows through to the kitchen with a brand-new glass and steel frame conservatory – a favourite spot for the current owners to host dinner parties with

bi-fold doors to the garden, or simply to observe the local wildlife from the comfort of the warm inside.

The kitchen has been modernized with a very clean-cut look, with plenty of cupboard space and a lovely stone worktop. From the kitchen, a handy utility space provides access to the outside, as well as a downstairs shower beyond – great for showering sandy dogs or children from a play on the beach.

A downstairs fourth bedroom is handy for guests staying or even future-proofing the property for later living. A separate reception room makes for a great study, snug, or even hobby room, and finally, a separate WC completes the downstairs accommodation. Upstairs, there are a further three double bedrooms, all served by a modern shower room, with the back bedroom even having a glimpse of the sea – a handy reminder of just how close you are to the beautiful coastline.





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.

The front has ample off-street parking, as well as access to a single garage with electric doors. The rear garden is bursting with colour and has an old original character wall that opens to a further grassy area with mature trees and views of farmland beyond.

75 Old Hunstanton Road is perfect for someone looking to move to a property with no work needed and will appeal to families, retirees, and second homeowners looking to be by the coast.



ALL THE REASONS

Old Hunstanton

IN NORFOLK
IS THE PLACE TO CALL HOME



It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to some

of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Note from the Vendor



“Our favourite spot is the conservatory, we enjoy opening the bi-fold doors to bring the out side in. This space is also good fun to sit inside during a storm!”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 7809-3034-7209-9354-2200

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: ///unspoiled.appetite.jeering

AGENT'S NOTE

There is a right of way for the neighbour to the front of the property with shared access.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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