



THE STORY OF

# 2a Hamilton Road

*Old Hunstanton, Norfolk*

SOWERBYS

S

THE STORY OF

# 2a Hamilton Road

Old Hunstanton, Norfolk,  
PE36 6JA

No Onward Chain

Stunning Renovation

Light and Airy Throughout

Four Bedrooms, Three Bathrooms

Off-Street Parking

Short Walk to Beach

**SOWERBYS HUNSTANTON OFFICE**  
01485 533666  
hunstanton@sowerbys.com



“...a stunning transformation.”

**2a** Hamilton Road is a fully refurbished and extended four bedroom detached house, a stunning transformation which renders the original property unrecognisable.

Upon entering, you're greeted by a welcoming entrance hallway that sets the tone for the rest of the property. To either side, you'll find a convenient utility and shower room, ideal for washing down sandy feet or paws after a leisurely stroll on the nearby beach.

Inside, no expense has been spared in crafting a home of unparalleled quality. The sitting room steals the show, boasting floor-to-ceiling height windows that flood the room with natural light, creating a light and airy space. A wood-

burner offers a cosy spot to snuggle up in on winter evenings. A mezzanine landing overlooks the lounge, offering a sense of space and plenty of extra natural light.

The kitchen is well appointed, featuring built-in Neff appliances including an induction hob, a Quooker tap, and a breakfast bar, perfect for casual dining or entertaining guests. A separate reception room provides versatility, serving as an office, gym, or potentially a ground floor bedroom, ensuring the home is future-proofed to adapt to your evolving needs.

Upstairs there are three spacious bedrooms with en-suite to principal and a family bathroom with free-standing bath and separate shower.





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.



Outside, the enclosed garden provides privacy, complete with a patio area and lawn. Accessed via the bi-fold doors from the dining area, it's the ideal spot for entertaining guests. A hot tub provides the ultimate in outdoor relaxation. The property's original carrstone external chimney adds a touch of character, blending seamlessly with the property's modern look.

Perfectly situated, this home offers the best of coastal living, with just a short stroll to the sandy beaches of Old Hunstanton, where you can soak up the sun or enjoy a refreshing swim. Alternatively, explore the charm of the local pubs and village shop, all within easy reach.

Life at this property is nothing short of blissful, where every detail has been thoughtfully considered to provide a haven of comfort and style. Whether you are enjoying the tranquility of the sandy beach nearby, entertaining in the sleek kitchen, or simply unwinding in the sitting room, this home offers a lifestyle of luxury and convenience.



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



Old Hunstanton Beach

“We’ve loved being next to the sea...”

THE VENDOR



**SERVICES CONNECTED**

Mains electricity, water and drainage. Gas fired central heating. Air conditioning to principal bedroom.

**COUNCIL TAX**

Band D.

**ENERGY EFFICIENCY RATING**

To be confirmed.

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: /// duplicity.fabric.shortcuts

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL