



THE STORY OF

35 Clarence Road

Hunstanton, Norfolk

SOWERBYS

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35 Clarence Road

Hunstanton, Norfolk,
PE36 6HQ



Three Double Bedrooms

Open Plan Layout

Second Floor Bedroom with Panoramic Views

Large Driveway and Garage

Enclosed Rear Garden

Close to Sea Front

No Onward Chain



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“... features patio doors that flood the room with natural light and a cosy wood-burning stove.”

At the tip of Hunstanton stands 35 Clarence Road, a charming three bedroom home that has been renovated and well-maintained by its current owners.

Upon stepping inside, you'll appreciate the contemporary open plan layout that is perfect for hosting gatherings with loved ones. The modern kitchen and dining area offer ample space for a dining table, while the sitting room features patio doors that flood the room with natural light and a cosy wood-burning

stove. Completing the ground floor is a spacious storage cupboard and a convenient WC.

Upstairs, you'll find two double bedrooms, with the principal bedroom boasting ample storage with cupboards. The family bathroom showcases a sleek white suite with a panelled bath and shower above, along with another WC and basin. The second floor houses an additional double bedroom with stunning panoramic views.





Outside, there's a front lawn and a generous driveway leading to a detached garage, providing plenty of parking space for a caravan or motorhome.

The enclosed rear garden features an inviting patio and decking area, as well as a sizable lawn perfect for hosting gatherings or serving as an ideal play area for children. Additionally, there's a garden shed that offers convenient storage for garden tools and equipment.





Roof Floor
Approximate Floor Area
234 sq. ft.
(21.73 sq. m)



Bathroom
8'11" x 5'9"
(2.75m x 1.75m)

First Floor
Approximate Floor Area
388 sq. ft.
(36.04 sq. m)



Garage

Ground Floor
Approximate Floor Area
453 sq. ft.
(42.08 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.

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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



Drone Photo Showcasing Old Hunstanton Lighthouse

“35 Clarence Road is situated close to Hunstanton coast as well as the town centre.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8201-3456-2829-6326-1753

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: ///track.vowel.yourself

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SOWERBYS



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