



THE STORY OF

# 20 Harrys Way

*Hunstanton, Norfolk*

SOWERBYS



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# 20 Harrys Way

Hunstanton, Norfolk,  
PE36 5PG

- 
- Detached Bungalow
- Spacious Accommodation
- Sitting/Dining Room
- Conservatory
- Three Double Bedrooms
- En-Suite
- Shower Room
- Private Garden
- Ample Parking
- Garage
- 

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“...perfect for entertaining as well as family life.”

Blending comfort, style and convenience, this delightful three bedroom detached bungalow offers an exceptional living experience, in a tranquil setting. Perfectly designed for family living and entertaining, this property promises to exceed your expectations.

The generous L-shaped sitting/dining room is an inviting and versatile space, perfect for both relaxation and entertaining. The natural flow of this

room ensures seamless hosting, whether you're enjoying a cosy family movie night or throwing a festive dinner party. Large windows flood the space with natural light, creating a bright and airy atmosphere that you'll love coming home to. Adjacent to the sitting/dining room, you'll find a contemporary kitchen that's both stylish and functional. Cooking and meal prep will be a joy in this modern space, designed to cater to all your culinary needs.



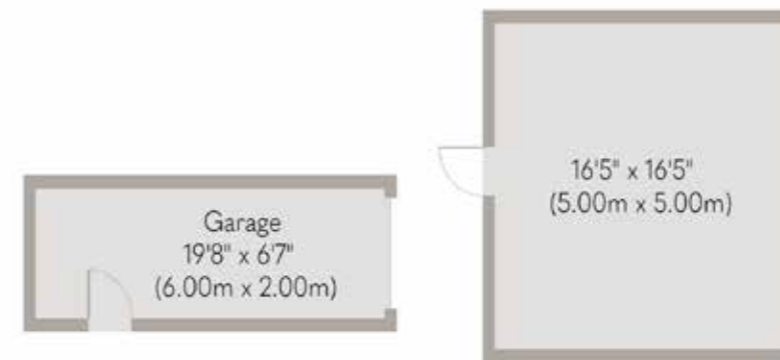




The bungalow boasts three spacious double bedrooms, each offering a serene retreat at the end of the day. The principal bedroom features a luxurious en-suite shower room, providing a private haven for relaxation. The remaining bedrooms are equally inviting, with plenty of room for family members or guests to feel comfortable and at home. In addition to the en-suite, a well-appointed shower room ensures convenience and comfort for all. With contemporary fixtures and a sleek design, this shower room serves the additional bedrooms with style and efficiency.



Approximate Floor Area  
1,038 sq. ft  
(96.46 sq. m)



Outbuilding  
Approximate Floor Area  
398 sq. ft  
(37.00 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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“An exceptional living experience in a tranquil setting...”



The exterior of this property is just as impressive as the interior. A large driveway to the front provides ample parking for multiple vehicles, while the enclosed lawn to the rear offers a safe and private space for children to play or for you to enjoy a peaceful afternoon in the sun. The detached garage is easily accessible from the rear garden, providing excellent storage or workshop space.



Situated in a quiet and friendly residential area, this bungalow offers the perfect blend of suburban tranquillity and convenient access to local amenities.





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



Hunstanton Beach

"...we're lucky to witness beautiful sunsets in Hunstanton."

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 0928-0067-7248-2058-8960

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: ///sizzled.evaporate.suave

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# SOWERBYS



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