



THE STORY OF

21 Butterfield Rise

Hunstanton, Norfolk

SOWERBYS

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21 Butterfield Rise

Hunstanton, Norfolk
PE36 5PU

Three Bedroom Semi-
Detached House

Downstairs WC

Coastal Location

Off-Street Parking

West-Facing Garden

Built In Wardrobes

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Set on the outskirts of the charming coastal town of Hunstanton, this modern three bedroom semi-detached home offers the perfect blend of contemporary style and practicality. Designed with both comfort and functionality in mind, it is an ideal choice for small families, first time buyers, or those seeking a relaxed lifestyle near the coast.

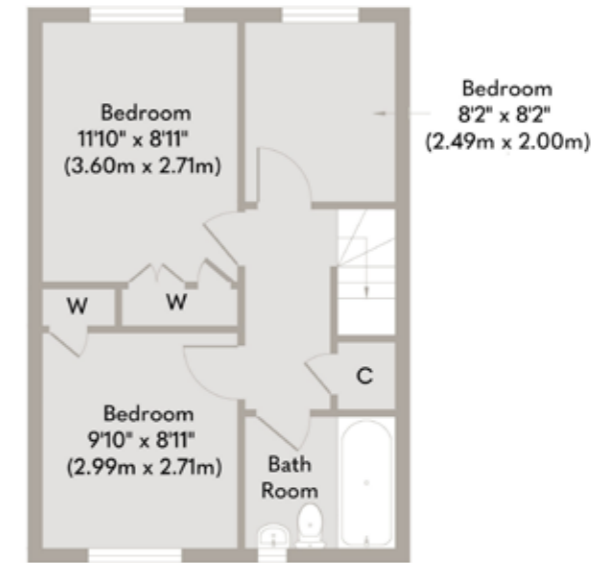
The heart of the home is the spacious sitting/dining room, a bright and inviting area perfect for both everyday living and entertaining, with a door straight out to the west-facing rear garden. The modern kitchen is thoughtfully designed with sleek finishes and ample storage, making it a joy to cook and create in. A convenient downstairs WC adds to the practicality of the ground floor layout.

Upstairs, you will find two generously sized double bedrooms, both featuring built-in wardrobes that provide plenty of storage while maintaining a clean and uncluttered look. The third bedroom offers versatility, making it an ideal space for a home office, study, or children's bedroom. All bedrooms are serviced by a family bathroom, complete with modern fittings.

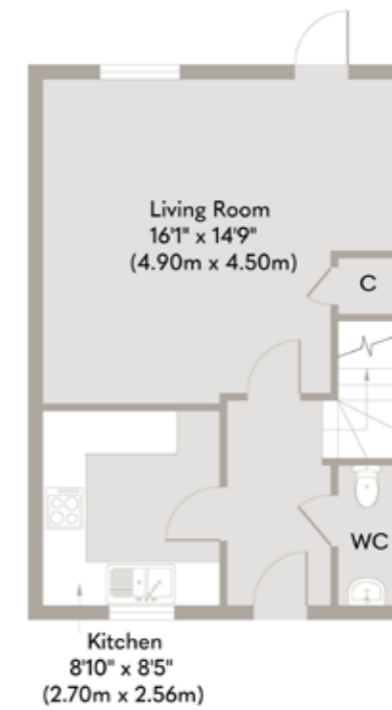
Outside, the property features a west-facing manageable garden, perfect for enjoying al fresco meals, gardening, or simply soaking up the fresh coastal air. Down the side of the property there is off-street parking for 2 vehicles. The location provides a peaceful retreat, while still being within easy reach of Hunstanton's vibrant seafront, local shops, and amenities.

This home is perfectly situated for those who appreciate the best of both worlds: the serenity of a coastal setting combined with the convenience of nearby town life. Whether you're starting a family, working remotely, or looking for a home by the sea, this property offers everything you need for modern living.





First Floor
Approximate Floor Area
385 sq. ft
(35.77 sq. m)



Ground Floor
Approximate Floor Area
385 sq. ft
(35.77 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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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from Sowerbys



“The west-facing garden is perfect for soaking up the coastal air...”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8758-7933-5830-8832-8906

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: ///regress.hairspray.include

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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