



THE STORY OF

# 20 Yarrow Drive

*Hunstanton, Norfolk*

SOWERBYS



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# 20 Yarrow Drive

Hunstanton, Norfolk  
PE6 6FG

Modern House

Kitchen Diner

Sitting Room

Three Bedrooms

Family Bathroom

Enclosed Garden

Uninterrupted views

Short Walk to the Beach

No Upward Chain

Situated just a short stroll from the golden sands of Old Hunstanton beach, this beautifully presented modern home enjoys uninterrupted views over open farmland and offers the perfect blend of coastal living and countryside charm. Whether you're seeking a spacious family residence or a peaceful weekend escape, this property ticks all the boxes.

The ground floor features a bright and welcoming sitting room and a generous kitchen/diner – ideal for entertaining or relaxed family meals – along with a convenient downstairs W.C. Throughout the home, bamboo flooring has been thoughtfully chosen not only for its sleek, modern appearance but also for its health and environmental benefits. Hypoallergenic and supportive of respiratory health, bamboo is also an environmentally sustainable material, known for its exceptional strength and durability.

Upstairs, the first floor offers three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for all the family.

Outside, the property benefits from ample off-road parking with a driveway to the side leading to a garage. The rear garden is fully enclosed, mainly laid to lawn, and perfect for outdoor dining, children's play or simply relaxing in the sunshine.

Offered with no upward chain, this is a rare opportunity to own a slice of the coast with countryside views – early viewing is highly recommended.

SOWERBYS HUNSTANTON OFFICE

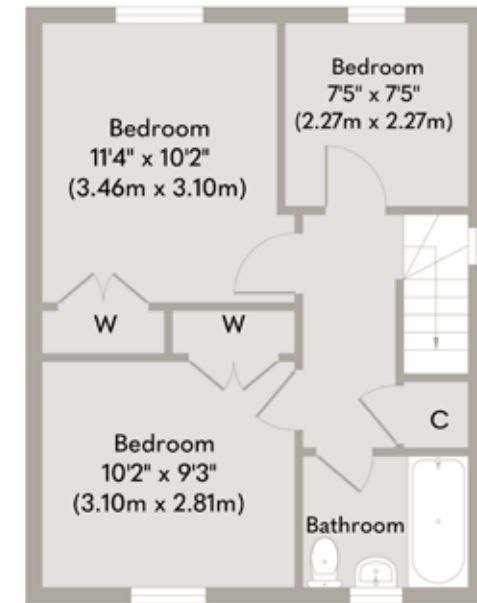
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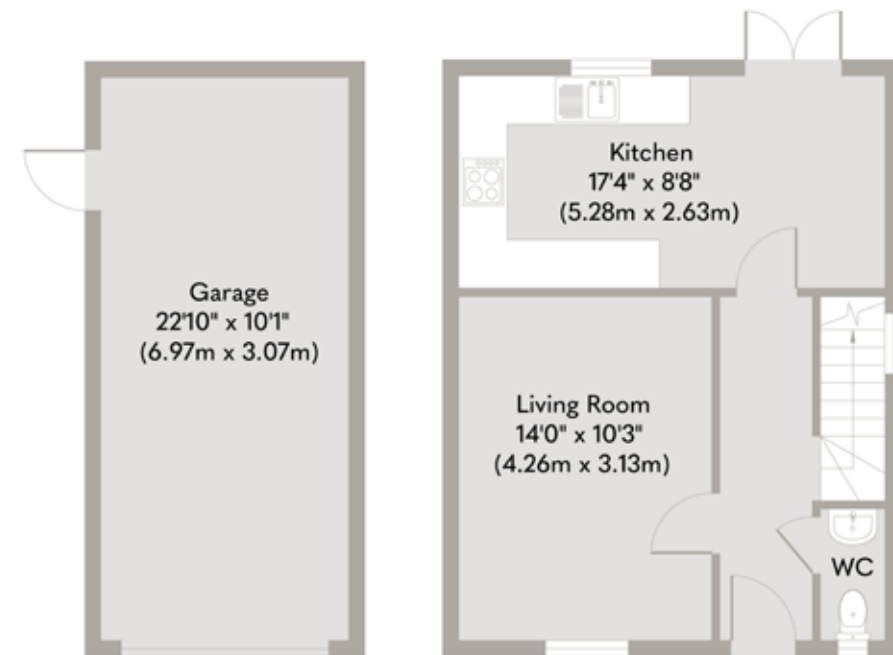


The perfect blend of  
coastal living and  
countryside charm.





**First Floor**  
Approximate Floor Area  
397 sq. ft  
(36.90 sq. m)



**Garage**  
Approximate Floor Area  
230 sq. ft  
(21.39 sq. m)

**Ground Floor**  
Approximate Floor Area  
397 sq. ft  
(36.90 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*



Hunstanton Cliffs

“With  
uninterrupted  
views and short  
walk to the  
beach...”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

B. Ref:- 0350-3463-7160-2722-5711

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: ///goofy,onions,momentious

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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