



THE STORY OF

12 Campbell Close

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

12 Campbell Close

Hunstanton, Norfolk
PE36 5PJ

Charming Home in a Popular Residential Area

Short Walk to Town

Sitting Room

Dining Room

Kitchen/Diner

Utility Room and W.C

Four Bedrooms

En-Suite and Bathroom

Enclosed Rear Garden

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Nestled in a quiet and popular residential area, yet just a short stroll from the vibrant town centre, this generously proportioned four-bedroom detached home offers the perfect balance of peace and convenience.

The ground floor features a welcoming entrance hall leading to a formal sitting room, a separate dining room for entertaining, and a kitchen/diner at the heart of the home. A practical utility room and a convenient downstairs W.C complete the layout.

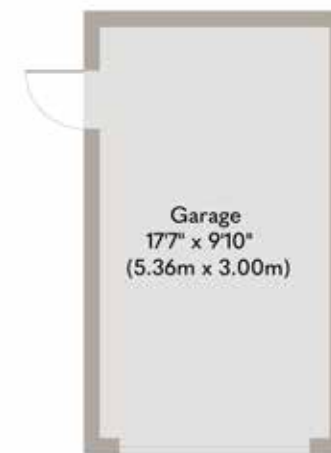
Upstairs, there are four well-sized bedrooms, including a principal bedroom with its own en-suite shower room, along with a modern family bathroom.

Outside, the property benefits from a driveway and a detached garage, providing ample off-road parking. The enclosed rear garden is a true retreat, complete with a patio area, well-maintained lawn, summerhouse, potting shed, and an array of mature shrubs and planting - perfect for outdoor relaxation or entertaining.





First Floor
Approximate Floor Area
627 sq. ft
(58.20 sq. m)



Garage
Approximate Floor Area
173 sq. ft
(16.06 sq. m)



Ground Floor
Approximate Floor Area
632 sq. ft
(58.75 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.

Copyright V360 Ltd 2024 | www.houseviz.com

Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional and unspoilt coastal town, is perfect for a beach walk followed by fish and chips. But for those who live here, this Victorian gem offers so much more.

Founded in 1846 by Henry Le Strange as a bathing resort, Hunstanton blossomed with the arrival of the railway from King's Lynn. Today, holidaymakers enjoy Searles Leisure Resort, boat trips on the Wash Monster, fairground rides, and classic arcades. The Princess Theatre, renamed in the 1980s in honour of Lady Diana Spencer, hosts live shows, films, and seasonal pantomimes. Golf lovers can choose from mini-golf, pitch & putt, and the famous Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is known for its incredible sunsets, best enjoyed from the green or Victorian squares lined with handsome period properties. Residents also enjoy bowls and croquet clubs - a relaxing way to soak up the coastal atmosphere.

The town has excellent amenities, including a GP surgery, post office, leisure pool, and gym at The Oasis. Education is covered with Smithdon High (a Grade II listed building), a primary school, and Glebe House Prep School.

Local shopping includes Tesco, Sainsbury's, and a Lidl in nearby Heacham, plus a great greengrocer and award-winning deli. Dining ranges from full English breakfasts to afternoon tea at Berni Beans and evening drinks at wine bar Chives.

Hunstanton appeals to families, professionals, and retirees alike. A true coastal retreat with timeless charm.



Note from Sowerbys



“Discover your true retreat with the private and enclosed rear garden.”



SERVICES CONNECTED

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

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: ///walled.cashiers.policies

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

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

*Nelson's
Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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

