



THE STORY OF

25 Yarrow Drive

Hunstanton, Norfolk

SOWERBYS



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25 Yarrow Drive

Hunstanton, Norfolk
PE36 6FG

Peaceful Position with Open Views to the Front

Short Walk to Old Hunstanton Beach
and Championship Golf Course

Recently Built and Further Enhanced
by the Current Owners

Stylish Upgraded Kitchen/ Dining with
Double Doors to the Orangery

Formal Sitting Room with Far-Reaching Views

Three Bedrooms, Including
Principal with En-Suite

Modern Family Bathroom

Enclosed Rear Garden with Patio, Mature
Planting, and Dedicated Vegetable/Fruit Area

Double Garage with Workshop Space

SOWERBYS HUNSTANTON OFFICE

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Set in a peaceful position with open views to the front, this beautifully presented modern bungalow offers the perfect blend of contemporary comfort and coastal living. Ideally located, it is just a short stroll from the golden sands of Old Hunstanton beach and the renowned championship golf course.



Built only a few years ago, the property has been thoughtfully enhanced by the current owners. At its heart lies a stylish kitchen diner, upgraded to a high standard and opening through double doors into a delightful orangery - a wonderful space for both relaxation and entertaining. To the front, the formal sitting room enjoys far-reaching views, creating a bright and inviting living area.

Accommodation comprises three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, complemented by a modern family bathroom.

Outside, the enclosed rear garden offers both charm and versatility, featuring a patio ideal for outdoor dining, an attractive selection of mature plants and shrubs, and a dedicated area for growing vegetables and fruit.



The property also benefits from a double garage, currently adapted to provide both parking and a useful workshop area, with the option to reinstate as a full double garage if desired.

This is a rare opportunity to acquire a modern home in such a highly desirable coastal location - perfect as a main residence, holiday retreat, or investment.





A rare opportunity to
acquire a modern home
in a desirable coastal
location.





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 perfect blend
of contemporary
comfort and
coastal living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 1300-8388-0032-8107-3223

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: /// infuses.drew.contracts

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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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