



THE STORY OF

71 Waveney Road

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 5DQ

Tastefully Modernised Three Bedroom Bungalow

Elegant and Light-Filled Sitting Room

Refined Contemporary Kitchen

Immaculate Family Bathroom

Inviting Garden Room with French Doors

Beautifully Enclosed Rear Garden

Generous Gravel Driveway Parking

Versatile Additional Hardstanding

Set Back with an Attractive Approach

Ideally Placed for Town Centre
and Seafront Access

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This beautifully presented bungalow has been carefully modernised to create an elegant and light-filled home, perfectly positioned within comfortable walking distance of the town centre and the coastline. Set back from the road, the property is approached via an attractive gravel driveway, providing ample off-road parking and an immediate sense of privacy.

The internal accommodation is both spacious and thoughtfully arranged. The principal sitting room is a welcoming and refined space, enhanced by a large picture window that draws in an abundance of natural light and an attractive feature fire surround that forms a striking focal point. The kitchen is equally impressive, fitted with contemporary cabinetry and quality appliances, including an electric cooker, gas hob and integrated fridge freezer, creating a stylish yet highly functional environment.

Three well-proportioned bedrooms provide flexible accommodation suitable for a variety of needs, all served by a modern family bathroom appointed with a sleek contemporaneous suite and a bath with shower over.

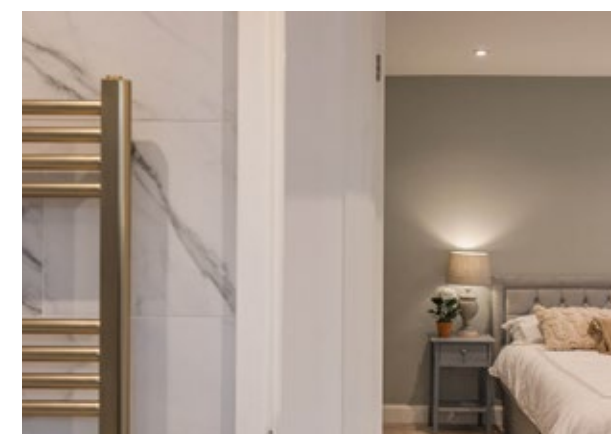
A particular highlight is the delightful garden room, offering a tranquil additional reception space ideal for relaxation or entertaining. French doors open onto the enclosed rear garden, which has been designed for ease of maintenance with a combination of patio and lawn. Additional hardstanding offers further versatility for storage, seating or potential enhancement of the outdoor space.

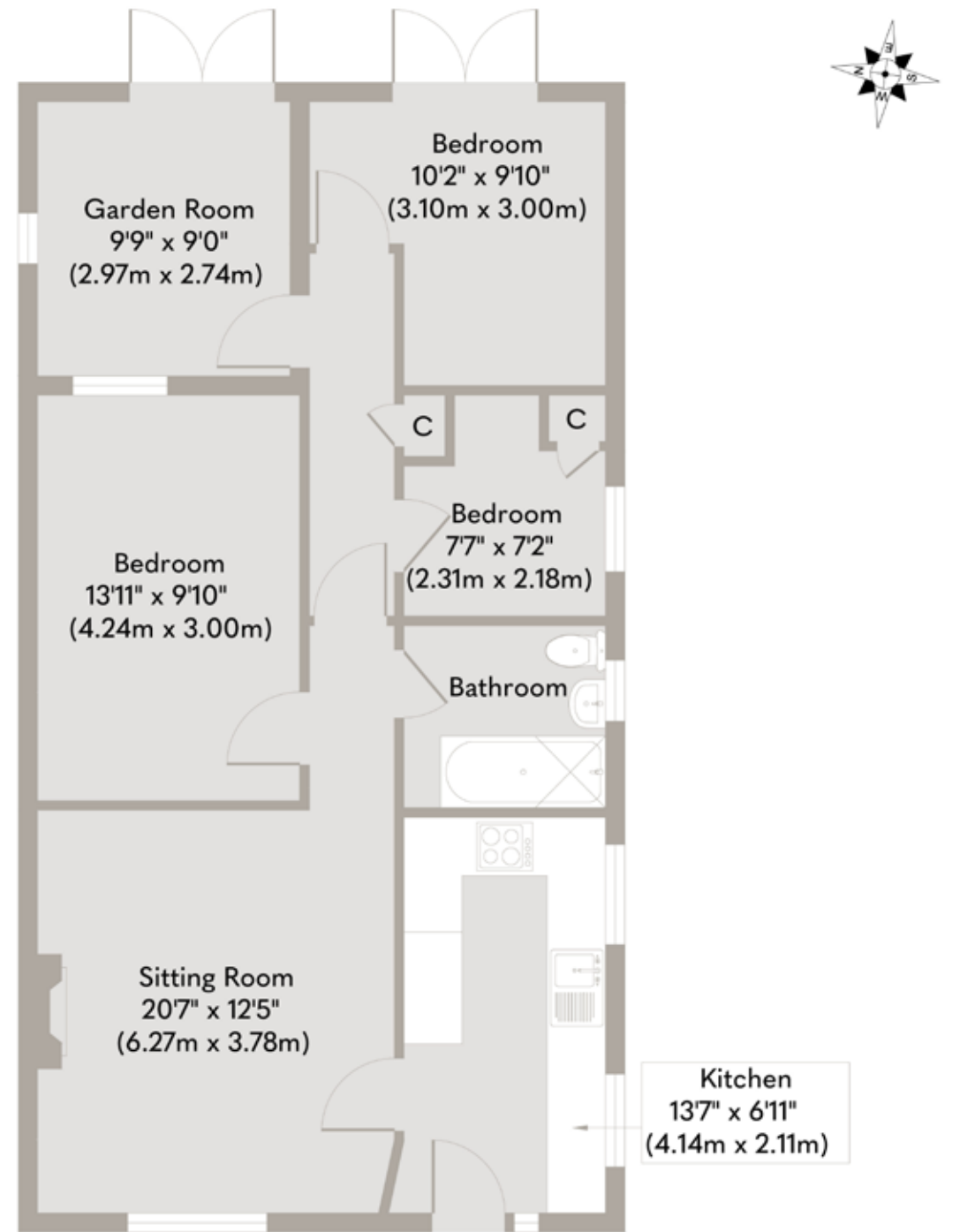
Presenting an exceptional turnkey opportunity in an enviable coastal setting, this property combines refined modern living with everyday practicality. Early viewing is highly recommended to fully appreciate the quality, comfort and location on offer.





The garden room provides the perfect space to relax and unwind throughout the seasons.





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



“An elegant coastal bungalow offering refined, low-maintenance living within easy reach of the town and seafront.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 2066-3041-2202-6705-8200

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: ///repaid.nation.scrubbing

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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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