

LANDLES



21 Wodehouse Road | Old Hunstanton | Norfolk



PRIME OLD HUNSTANTON

The substantial, detached 4/5 bedroom coastal chalet residence situated on Wodehouse Road - a mature location of individually styled dwellings adjacent to Old Hunstanton Beach. Delightfully private South facing wrap around garden with detached Double Garage and driveway.

Sea view from bedroom & within walking distance of Hunstanton Golf Club & beach dunes

No Onward Chain

Guide Price £900,000

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- Reception Hall
- 24' Living Room
- Breakfast Kitchen
- Utility Room
- Garden Room
- 4/5 Double Bedrooms



- 2 Bathrooms, 1 Ensuite
- Mature, South Facing Garden
- Driveway & Double Garage
- Gas Fired Rad CH
- PRIME Location
- No Onward Chain

Hunstanton is a traditional Victorian seaside town on the North West Norfolk coastline, well known for being the only West facing town on the East coast providing spectacular sunset vistas across the Wash. The town provides residents with a good array of amenities including supermarkets, independent retailers, cafes, restaurants and theatres to name a few. The broad, sandy beaches of Hunstanton & Old Hunstanton are a particular feature as are the white & red chalk sandstone cliffs. The A149 which runs through the town provides access all along the North Norfolk coastline to the popular towns of Wells-Next-The-Sea and Burnham Market, both around a 30 minute drive. King's Lynn can also be easily accessed, convenient for further amenities and mainline railway to London Kings Cross via Ely & Cambridge.

21 Wodehouse Road is a substantial, detached 4/5 bedroom chalet on a generous South facing plot on one of Old Hunstanton's most sought after roads. The property offers spacious, flexible accommodation with bedrooms and bathrooms set on both the ground and first floors, including a principal bedroom with ensuite shower room. All rooms are bright and airy with large windows and tall ceilings. The modern breakfast kitchen and bright garden room are a particular feature, as is the 24' living room which takes full advantage of views over the garden. Externally, the property benefits from a delightfully sunny rear garden which wraps around the side to create an expansive lawn area flanked by mature bushes and trees. There is a paved patio just off the garden room and gated gravel driveway providing ample parking with further in the detached, double garage if required.

The accommodation comprises;

Entrance Porch

French external door. Internal door to;

Reception Hall 33' 11" x 2' 10" (10.34m x 0.86m) (max)

With tiled floor and carpet, 2 radiators with thermostats, decorative arch, deep skirting board, BT telephone point and understairs cupboard.

Living Room 24' 4" x 12' (7.42m x 3.66m)

With bay window, fireplace with wood burning stove and slate tiled hearth, wood flooring, 2 radiators with thermostats, television aerial point, deep skirting, coving and sliding patio door to the Garden Room.

Breakfast Kitchen 14' 2" x 12' 2" (4.32m x 3.71m)

With fitted base units, fitted worktops, double butler sink with monobloc tap, point & Space for a range cooker with extractor above, integrated undercounter fridge, integrated dishwasher, tiled surrounds, wooden floor, ceiling spotlights, radiator with thermostat and bi-folding door to the Garden Room.

Garden Room 27' 2" x 8' 7" (8.28m x 2.62m)

With vaulted ceiling, 2 skylight windows, French doors to the garage, side door, tiled floor and ceiling spotlights.

Utility Room 14' 10" x 11' 8" (4.52m x 3.56m) (max)

With fitted wall & base units, fitted worktops, sink with drainer & monobloc tap, point & space for a washing machine, wall mounted gas boiler with programmer and external side door.

Bedroom 1 14' x 13' 1" (4.27m x 3.99m) (max into bay)

With bay window, 2 radiator with thermostats, wooden floor and deep skirting.

Ensuite 14' x 3' 3" (4.27m x 0.99m)

With low level WC, wash stand hand basin, shower cubicle with thermostatic shower with rainfall & handheld attachments and glazed door, towel radiator, tiled surrounds, wooden floor, ceiling spotlights, extractor and deep skirting.

Bedroom 2 16' 6" x 14' 1" (5.03m x 4.29m) (max into bay)

Dual aspect with bay window and external door to the garden, 3 radiators with thermostats, wooden floor and deep skirting.

Bedroom 5 / Dining Room 12' 1" x 11' 11" (3.68m x 3.63m)

With bay window, radiator with thermostat, deep skirting & coving.

Bathroom 11' 7" x 8' 1" (3.53m x 2.46m) (max)

With low level WC, pedestal hand basin, thermostatic shower with rainfall & handheld attachments, freestanding rolltop bath with mixer tap & handheld attachment, tiled floor, towel radiator, extractor, ceiling spotlights and deep skirting.

Stairs to First Floor Landing

With half landing, painted wooden banister with spindles, radiator with thermostat, hatch to roof space, wooden flooring and room thermostat.

Bedroom 3 16' 8" x 14' 8" (5.08m x 4.47m) (max)

Dual aspect with door to eaves, airing cupboard housing the hot water cylinder and further eaves access, 2 radiators with thermostats, wooden floor and television aerial point.

Bedroom 4 14' 9" x 9' 9" (4.5m x 2.97m) (max)

With wooden floor and radiator with thermostat.

Bathroom 6' 7" x 4' 10" (2.01m x 1.47m)

With vanity basin unit with tiled top and cupboard under, panelled bath with electric shower, tiled walls, radiator and skylight window.

Separate WC

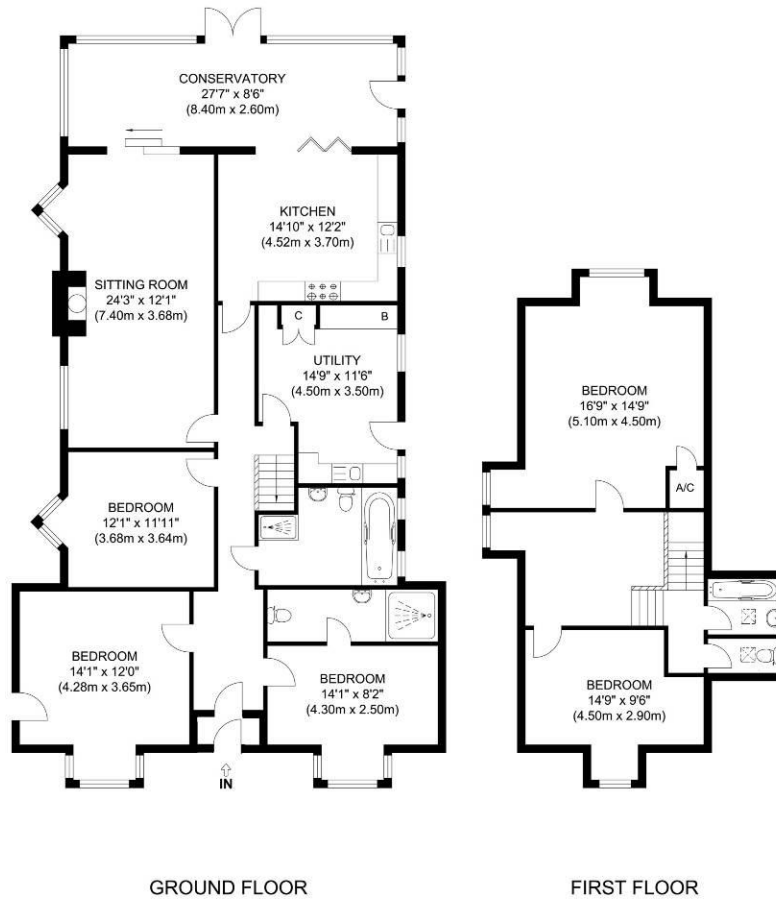
With low level WC and skylight window.

The Grounds

21 Wodehouse Road sits on a mature and bright plot with South facing rear aspect. Accessed from the road, there is a gravel driveway which runs along the East side of the property to the **Detached Double Garage 20' 9" x 18' 5" (6.32m x 5.61m)** with 2 up & over doors, lighting & power. There is a further gated gravel driveway within the rear garden of the house providing ample parking. The main garden is slightly elevated and mostly laid to lawn with a paved patio off the Garden Room. To the front of the property, hedging provides privacy with a personal gate and steps leading up to the front door.







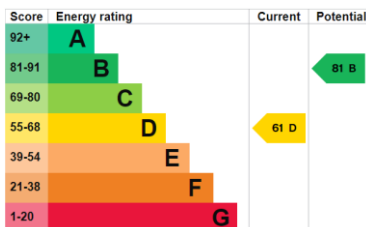
GROUND FLOOR

FIRST FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 2322.42 SQ.FT. (215.76 SQ. M.)

21 Wodehouse Road, Old Hunstanton, PE36 6JW

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "F" with a current annual charge of £3,144.92, 2024/2025.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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