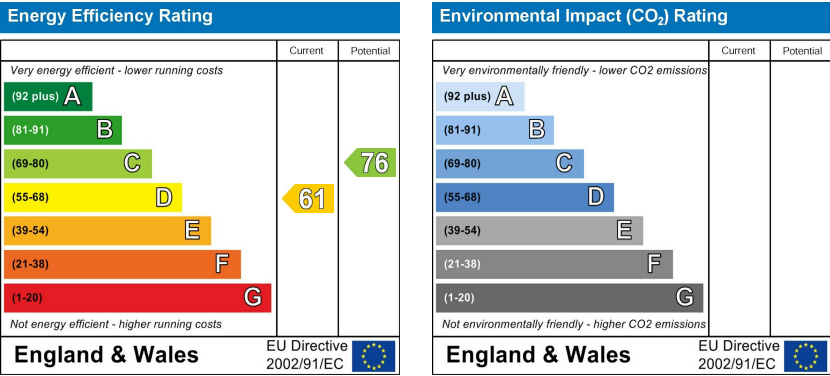


DIRECTIONS

Sat Nav: PE36 5HD What Three Words: reddish.marzipan.issuer



NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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*This disclaimer must go on to all probate properties – new and existing:*



32 Church Street Hunstanton Norfolk PE36 5HD

PRETTY THREE BEDROOM TERRACED COTTAGE WITH FRONT AND REAR GARDENS.  
NO UPWARD CHAIN.

Hunstanton

£190,000 Freehold

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|                                                                                                                                                                                                                                                                                 |                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>HALLWAY</b><br>Wooden flooring and heating unit.                                                                                                                                                                                                                             |                                                                        |
| <b>LOUNGE DINER</b><br>Wooden floors, fireplace, storage cupboard, window to front aspect, two double radiators and door leading to conservatory.                                                                                                                               | 20'8 x 14'6 (6.30m x 4.42m )                                           |
| <b>CONSERVATORY</b><br>Tiled floor, French doors to rear garden and double radiator.                                                                                                                                                                                            | 10'3 x 10'3 (3.12m x 3.12m )                                           |
| <b>KITCHEN</b><br>Range of base, wall and drawer units with built in hob and oven. Space for washing machine and freestanding fridge freezer. Window to rear and three windows to the side aspect, flooding the room with natural light. Wood effect flooring. Double radiator. | 13'10 x 5'0 (4.22m x 1.52m )                                           |
| <b>INNER HALLWAY</b><br>Door to conservatory and wooden floor.                                                                                                                                                                                                                  | 9'7 x 2'9 (2.92m x 0.84m )                                             |
| <b>WETROOM</b><br>Accessible wet room complete with hand wash basin, W.C, and electric shower, non slip floor, radiator and window to rear aspect.                                                                                                                              | 8'8 x 3'9 (2.64m x 1.14m )                                             |
| <b>BEDROOM ONE</b><br>Wooden flooring, storage cupboard, radiator and window to front aspect.                                                                                                                                                                                   | 14'7 x 9'8 (4.45m x 2.95m )                                            |
| <b>BEDROOM TWO</b><br>Wooden flooring, window to rear aspect and radiator.                                                                                                                                                                                                      | 10'10 x 8'8 (3.30m x 2.64m )                                           |
| <b>BEDROOM THREE</b><br>Wooden flooring, double radiator and window to rear aspect. Folding door into cloakroom comprising of hand wash basin and W.C with extractor fan.                                                                                                       | 8'8 x 8'1 (including cloakroom) (2.64m x 2.46m (including cloakroom) ) |
| <b>ATTIC ROOM</b><br>Fitted carpet, cupboard and radiator, velux window to the rear.                                                                                                                                                                                            | 15'8 x 6'8 into eaves (4.78m x 2.03m into eaves)                       |

**FRONT GARDEN**  
Dwarf brick wall and metal gate. Decorative slate borders and a decking area.

**REAR GARDEN**  
Enclosed rear garden with cottage vibe, artificial lawn patio area, flower beds, very pretty timber shed and seating area. Gated access to rear footpath.

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000

Located on the charming Church Street in Hunstanton, this characterful mid-terrace cottage offers a delightful blend of comfort and functionality. With three bedrooms and an attic room, this home is perfect for families or those seeking extra space. The inviting reception room serves as a warm gathering space, ideal for entertaining guests or enjoying quiet evenings in. One of the standout features of this property is the conservatory, which provides a lovely spot to relax and soak in the natural light, making it a perfect extension of the living area. The fully accessible wet room adds a modern touch, ensuring convenience for all residents and guests. For those with creative pursuits, the attic room presents an excellent opportunity for storage or could be transformed into a dedicated space for arts and crafts or alternative hobbies. The pretty front and rear gardens enhance the appeal of this home, offering a serene outdoor retreat for gardening enthusiasts or simply a place to unwind. This property is not just a house; it is a welcoming home that combines practicality with charm, making it an ideal choice for anyone looking to settle in the picturesque coastal town of Hunstanton.

NO UPWARD CHAIN



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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