





Valentine Court, Valentine Road, Hunstanton, PE36 5NP



# welcome to

# **Valentine Court, Valentine Road, Hunstanton**

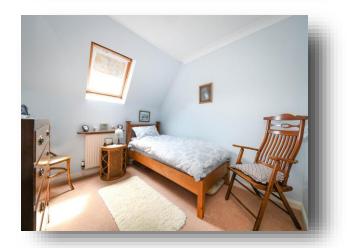
A SPACIOUS and well presented semi detached house in the centre of Hunstanton close to amenities and the BEACH. The property has 3/4 bedrooms, modern kitchen and bathroom, generous living accommodation, driveway, garage and a lovely garden!













#### Location

Hunstanton is a popular Victorian seaside resort on the coast of north Norfolk. Offering a wide range of shops including supermarkets, banks and a bus station with regular services to nearby villages and King's Lynn. Just a short walk from the town centre, is the beach which has a promenade, funfair, bowls, pitch & putt and sealife centre. Hunstanton is an ideal location for a holiday home or permanent residence. King's Lynn is approximately 16 miles from Hunstanton and has direct train routes through to Ely, Cambridge and London.

#### **Entrance Hall**

Staircase to first floor with cupboard under, radiator.

### Cloakroom

WC, wash hand basin, radiator and UPVC double glazed window

# Lounge

17' 5" x 11' 9" ( 5.31m x 3.58m )
Feature fireplace, two radiators and UPVC double glazed door to the rear

# **Dining Room / Bedroom Four**

11' 6" x 8' 2" ( 3.51m x 2.49m ) Radiator and UPVC double glazed window

### Kitchen-Diner

17' 6" x 9' (5.33m x 2.74m)

Range of wall and base units with worksurfaces over and inset sink and drainer. Built in double oven and hob with extractor over, space for washing machine, fridge and freezer. Radiator, door to the side and UPVC double glazed window.

# **First Floor Landing**

Airing cupboard, access to loft space and radiator.

# **Bedroom One**

11' 9" x 11' 7" ( 3.58m x 3.53m ) UPVC double glazed window, radiator

#### **Bedroom Two**

13' 8" x 8' 2" ( 4.17m x 2.49m )
UPVC double glazed window, radiator

#### **Bedroom Three**

9' 7" x 9' (2.92m x 2.74m) Skylight and radiator

#### **Bathroom**

Bath with shower over, WC, wash hand basin, radiator and UPVC double glazed window

## Garage

Up and over door, power

#### **Outside**

To the front is a driveway and small garden area with shrubs.

The rear garden is established with a range of plants trees and shrubs (one tree has a preservation order).



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





# welcome to

# Valentine Court, Valentine Road, Hunstanton

- Town Centre Location Not Far From The Beach
- 3 Bedrooms & Bathroom
- Beautiful Garden
- Garage & Driveway
- Spacious Living Accommodation

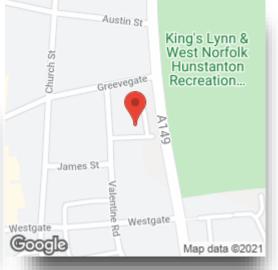
Tenure: Freehold EPC Rating: Awaited

# £365,000









Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/HUN104409 **see all our properties on** zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref: HUN104409 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk