



**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.



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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

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Property Ref:  
HUN104409 - 0002

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