



**York Avenue, Hunstanton, PE36 6BU**

**welcome to**

**York Avenue, Hunstanton**

Situated in the sought after 'Avenues' area of Hunstanton is this DECEPTIVELY SPACIOUS family home set across three floors. The property is well presented throughout and has 4 bedrooms, study/playroom, generous living accommodation and garden to the rear. Must be viewed to be appreciated!



## 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, radiator.

## Lounge

13' 2" x 12' ( 4.01m x 3.66m )  
UPVC double glazed bay window, radiator and feature fireplace with gas fire

## Dining Room

13' 1" max x 11' ( 3.99m max x 3.35m )  
UPVC double glazed doors to the rear, radiator.

## Kitchen

10' 5" x 10' 2" ( 3.17m x 3.10m )  
Range of wall and base units with worksurfaces over and inset sink and drainer. Space for dishwasher and space for range cooker with extractor over. Opening to utility area. Door to rear

## Utility Area

12' 3" x 5' 3" ( 3.73m x 1.60m )  
Wall and base units, space for washing machine and tumble dryer, breakfast bar. Door to shower room

## Shower Room

Double shower cubicle, WC, wash hand basin, heated towel radiator and UPVC double glazed window.

## First Floor Landing

Staircase to second floor

## Bedroom One

16' 4" max x 15' 4" max ( 4.98m max x 4.67m max )  
UPVC double glazed bay window and further UPVC double glazed window, two radiators.

## Bedroom Two

12' 11" max x 10' 8" ( 3.94m max x 3.25m )  
UPVC double glazed window, radiator

## Bedroom Three

10' 3" x 8' 3" ( 3.12m x 2.51m )  
UPVC double glazed window, radiator and fitted wardrobes.

## Bathroom

Bath, WC, wash hand basin, radiator, airing cupboard and two UPVC double glazed windows

## Second Floor Landing

Storage area

## Bedroom Four

14' 9" into bay x 10' 10" max ( 4.50m into bay x 3.30m max )  
Two UPVC double glazed window and two radiators.

## Study

7' 2" x 5' 5" ( 2.18m x 1.65m )

## Outside

To the front there is a walled garden and a pathway leading to the front door.  
The rear garden is fully enclosed and mainly laid to lawn with a seating area and a range of trees, shrubs and plants.



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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## York Avenue, Hunstanton

- Sought After Location
- 4 Double Bedrooms, Study & Bathroom
- Lounge, Dining Room, Kitchen, Utility Room & Shower Room
- Well Presented Throughout
- Enclosed Garden To Rear

Tenure: Freehold EPC Rating: D

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN104865 - 0006

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