



Downs Road, Hunstanton, PE36 5HX

welcome to

Downs Road, Hunstanton

Beautifully presented and SPACIOUS family home within walking distance to the beach and town centre. It has 5 bedrooms, family bathroom and ensuite, generous modern living accommodation, garage, driveway, lovely garden with hot tub and NO ONWARD CHAIN!



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

Stairs to first floor. Doors to:

Study

7' 8" x 7' 4" max (2.34m x 2.24m max)
UPVC double glazed window, storage cupboard and radiator.

Lounge

23' 8" x 13' 11" max (7.21m x 4.24m max)
Three UPVC double glazed windows, radiator and feature fireplace. Opening to diner

Dining Room

13' 7" max x 12' (4.14m max x 3.66m)
Three UPVC double glazed windows, radiator and double doors to the kitchen

Kitchen

25' x 11' 11" max (7.62m x 3.63m max)
Range of wall and base units with worksurfaces over and inset sink and drainer. Built in eye-level oven and microwave, Aga, built in dishwasher, breakfast bar and UPVC doors to the garden.

Utility Room

8' 8" x 7' (2.64m x 2.13m)
Sink, space for washing machine, tumble dryer and American-style fridge/freezer. New boiler, door to side.

Cloakroom

WC, wash hand basin with vanity unit, radiator and UPVC double glazed window.

Conservatory

18' 6" x 11' 6" (5.64m x 3.51m)
Radiator and doors to rear garden

First Floor Landing

UPVC double glazed window, loft access with ladder (fully boarded), airing cupboard.

Bedroom One

13' 11" max x 13' 3" (4.24m max x 4.04m)
UPVC double glazed window, radiator and fitted wardrobe

Ensuite Shower Room

Shower cubicle, WC, wash hand basin, heated towel radiator.

Bedroom Two

13' 11" x 10' (4.24m x 3.05m)
Two UPVC double glazed windows, radiator.

Bedroom Three

13' 7" x 11' 6" max (4.14m x 3.51m max)
UPVC double glazed window, radiator.

Bedroom Four

12' x 9' 2" max (3.66m x 2.79m max)
UPVC double glazed window, radiator and built in wardrobe

Bedroom Five

10' 10" x 8' 11" (3.30m x 2.72m)
UPVC double glazed window, radiator and built in wardrobe

Bathroom

Bath with shower over, WC, wash hand basin with vanity unit, UPVC double glazed window.

Outside

To the front there is ample gated driveway parking leading to the garage.

The rear garden is established and mainly laid to lawn with a seating area and is fully enclosed. There is a summer house housing the hot tub,



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

Downs Road, Hunstanton

- Beautifully Presented Detached Family Home
- Fantastic Location Close To The Town Centre
- 5 Bedrooms, Ensuite & Family Bathroom
- Wrap Around Garden With Hot Tub
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN104954 - 0003

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