





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

 $13' 11" \times 10' (4.24m \times 3.05m)$ 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' \times 9' 2" max ($3.66m \times 2.79m \text{ max}$) 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

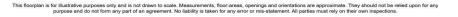
Bath with shower over, WC, wash hand basin with vanity unit, UPVC double glazed window.

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,









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

view this property online williamhbrown.co.uk/Property/HUN104954 **see all our properties on** zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref: HUN104954 - 0003 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