



Clarence Road, Hunstanton, PE36 6HQ

welcome to

Clarence Road, Hunstanton

A COMPLETELY RENOVATED detached and spacious family home in the sought after 'Lighthouse end' of Hunstanton. The property has 4 bedrooms, ensuite, family bathroom, kitchen-diner, lounge, garage, driveway and generous garden. Sea views from 1st floor!



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.

The Accommodation Comprises

Entrance door to:

Kitchen-Diner

24' 11" x 13' 9" max (7.59m x 4.19m max)
Storage cupboard housing the boiler and with space for washing machine, radiator and two UPVC double glazed windows. Opening to:

Kitchen

Fitted with a range of wall and base units with inset sink and drainer and fitted worksurfaces. Feature fireplace, built in dishwasher, fridge/freezer, oven and hob with extractor over. UPVC double glazed doors to rear and UPVC double glazed window

Lounge

15' max x 14' 8" max (4.57m max x 4.47m max)

Bedroom Four

12' 9" x 9' 9" (3.89m x 2.97m)

UPVC Double glazed door to rear. Storage cupboard with boiler. Door to:

Ensuite Shower Room

Shower cubicle, WC, wash hand basin, tiled floor with underfloor heating, extractor fan and heated towel radiator.

First Floor Landing

UPVC double glazed window and loft access.

Bedroom One

14' 7" x 11' 4" (4.45m x 3.45m)

Three UPVC double glazed windows, fitted wardrobes and radiator.

Bedroom Two

14' 6" x 11' 4" (4.42m x 3.45m)

Two UPVC double glazed windows, radiator and built in cupboard.

Bedroom Three

9' 8" x 8' 4" (2.95m x 2.54m)

Two UPVC double glazed windows, radiator.

Family Bathroom

Bath, separate shower cubicle, WC, wash hand basin, tiled floor, heated towel radiator and UPVC double glazed window.

Outside

To the front there is a driveway leading to the garage.

The rear garden is of a generous size with a large decked seating area, and is mainly laid to lawn with a range of trees and shrubs

Garage

Up and over door

Agents Note

The property benefits from:
Planning permission for extension to rear and glass terrace to front

New lintels

New Cedral cladding to front

New fittings to the kitchen and bathrooms

New heating and electrics

New windows and doors

Re-plastering



Ground Floor



First Floor

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

Clarence Road, Hunstanton

- Lighthouse End Of Hunstanton
- Completely Renovated To A High Standard
- Generous Rear Garden
- Driveway & Garage
- Sea Views From First Floor

Tenure: Freehold EPC Rating: C

offers in excess of

£515,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN103919 - 0002

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