



High Street, Ringstead, Hunstanton, PE36 5JU

welcome to

High Street, Ringstead, Hunstanton

Chain free! Located within the desirable North Norfolk village of Ringstead, lies this charming, three bedroom detached bungalow. This spacious property offers a large garden to the rear & generous driveway with garage, whilst inside, boasts a spacious lounge, modern kitchen/diner & en suite!



The Accommodation

Entrance door to:

Entrance Hall

With door to side, access to the loft space and built in coat cupboard.

Living Room

17' 10" x 17' 9" (5.44m x 5.41m)

With two double glazed doors to rear, three radiators and double glazed doors leading to:

Kitchen / Sun Room

12' 9" max. x 13' 10" max. (3.89m max. x 4.22m max.)

With a range of units at wall and base level with worktop over, corner sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, six ring LPG gas hob, combi oven / microwave, electric fan oven, space for large fridge/freezer, tiled flooring, electric radiators, door to garden and double glazed UPVC windows.

Bedroom One

16' 8" max. x 10' max. (5.08m max. x 3.05m max.)

With built in bookcase, double glazed windows to both the front and side and radiator.

En-Suite

8' 11" x 6' 2" (2.72m x 1.88m)

With W.C, wash hand basin with stainless steel taps over, walk-in shower cubicle with shower attachment over, fully tiled walls, extractor fan, electric heated towel rail and double glazed window to front.

Bedroom Two

13' 7" x 11' (4.14m x 3.35m)

With built in wardrobe/cupboard, double glazed window to front and radiator.

Bedroom Three

13' 2" x 9' (4.01m x 2.74m)

With double glazed window to side and radiator.

Bathroom

With W.C, wash hand basin with taps over, panelled bath with taps and electric shower attachment over, double glazed window to side and radiator.

Outside:

Front Garden

To the front of the property is a large gravelled driveway, providing plenty of space for off road parking, an external oil fired boiler and side access to the rear garden.

Double Garage

19' 8" x 18' (5.99m x 5.49m)

With an electric up and over door and power and light connected.

Rear Garden

To the rear is a largely lawned, enclosed garden with an array of mature shrubs, field views and a patio area.



view this property online williamhbrown.co.uk/Property/HUN105934



welcome to

High Street, Ringstead, Hunstanton

- Three bedroom detached bungalow
- No onward chain!
- Open plan kitchen/diner
- En suite shower room & family bathroom
- Generous driveway providing off-road parking

Tenure: Freehold EPC Rating: D

guide price

£560,625



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.



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/HUN105934](https://www.williambrown.co.uk/Property/HUN105934)



Property Ref:
HUN105934 - 0011

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.



william h brown



01485 534506



hunstanton@williambrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



[williambrown.co.uk](https://www.williambrown.co.uk)