



Melton Drive, Hunstanton, PE36 5DD

welcome to

Melton Drive, Hunstanton

William H Brown are delighted to offer this modern 3/4 bedroom semi-detached house near the town centre. The property features a spacious layout, enclosed garden, and off-road parking, ideal for seaside living. Viewing highly recommended.



Accommodation Comprises:

Entrance Hall

Double glazed entrance door to front, door to lounge, radiator, stairs to first floor.

Lounge

17' 2" x 11' 1" (5.23m x 3.38m)

Feature brick fireplace with electric effect woodburner, radiator. UPVC double glazed window to front. UPVC double glazed doors to conservatory.

Conservatory

11' 1" x 11' 1" (3.38m x 3.38m)

Tiled floor. Double glazed door to rear garden with double glazed uPVC and conservatory brick base.

Kitchen/ Diner

17' 10" x 12' max (5.44m x 3.66m max)

Fitted with a range of base and wall units with work surfaces over. Includes sink with stainless steel mixer tap and drainer, integrated electric oven, gas hob and stainless steel extractor fan. UPVC double glazed window to front, space for fridge freezer, wall radiator. Double glazed door to rear garden, door to side leading to driveway.

Cupboard/ Mini Utility

Fitted with gas boiler, radiator and unit at base level

Ground Floor Wc

Double glazed window to rear, stainless steel heated towel rail, WC and wash hand basin with stainless steel mixer tap, shower cubicle with stainless steel mixer tap, extractor fan.

Bedroom Four

9' 11" max x 11' 10" max (3.02m max x 3.61m max)

UPVC double glazed window to front, one radiator.

First Floor Landing

UPVC double glazed window to rear, two storage cupboards, radiator, loft access.

Bedroom One

12' max x 11' max (3.66m max x 3.35m max)

UPVC double glazed windows to front, radiator, built in storage cupboard.

Bedroom Two

11' 1" x 11' max (3.38m x 3.35m max)

Two UPVC double glazed windows, radiator, built in wardrobe.

Bedroom Three

8' 1" max x 7' 1" max (2.46m max x 2.16m max)

UPVC double glazed window to rear, radiator. built in wardrobe.

Bathroom

Bath with stainless steel mixer tap and shower head over, separate shower cubicle and heated towel radiator. WC and wash hand basin with stainless steel mixer tap, extractor fan. UPVC double glazed window to rear.

Outside

To the front of the property is a lawned, walled garden with a pathway leading to the front door and to the side there is a driveway providing off road parking.

The rear garden is mainly laid to lawn with a patio area, trees & shrubs.



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welcome to

Melton Drive, Hunstanton

- Off-road parking
- Shower Room & Family Bathroom
- Enclosed garden
- Three/Four Bedroom Semi-Detached House
- Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

£280,000



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

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Property Ref:
HUN105001 - 0007

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william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk