



**Park Road, Hunstanton PE36 5BP**

**welcome to**

**Park Road, Hunstanton**

A fully renovated four bedroom Victorian semi detached property with family bathroom plus the benefit of two cloakrooms. Spacious open plan living room currently used as a lounge/ diner with bay window and access to the rear garden, large kitchen leading through to the garden room.



### **Entrance Hall**

Double glazed door to the front. Radiator. Under stair cupboard. Period feature arch. Dado Rail.

### **Open Plan Living Room**

24' 1" max x 12' 2" max ( 7.34m max x 3.71m max )

(Lounge/ Diner)

Double glazed bay window to the front. Double glazed doors to the rear. Fireplace with tiled hearth and mantel over. Television point, fibre broadband point and wired network points. Wooden flooring. Two radiators.

### **Kitchen**

17' max x 11' max ( 5.18m max x 3.35m max )

Large kitchen with additional dining space, fitted with wall and base units with worktops over, stainless steel sink and drainer with mixer tap. Raised electric ovens and gas hob with stainless steel extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Integrated dishwasher. Boiler access. Double glazed door to the side. Two double glazed windows to the side. Radiator.

### **Cloakroom**

Tiled walls and flooring. W.C. and wash hand basin with stainless steel mixer tap. Double glazed window to the rear.

### **Garden Room**

11' max x 8' 6" max ( 3.35m max x 2.59m max )

Double glazed windows to the side. Double glazed double doors to the rear leading to the patio area. Radiator. Wired network points.

### **First Floor Landing**

Sky light from the loft. Loft access. Storage cupboard.

### **Bedroom One**

12' 5" max x 11' 2" max ( 3.78m max x 3.40m max )

Double glazed window to front. Radiator.

### **Bedroom Two**

11' 2" max x 10' 2" Plus cupboard space ( 3.40m max x

3.10m Plus cupboard space )

Double glazed window to the rear. Radiator. Fitted wardrobes.

### **Bedroom Three**

8' x 12' 2" ( 2.44m x 3.71m )

Double glazed window to the side. Radiator.

### **Bedroom Four**

8' 9" x 7' ( 2.67m x 2.13m )

Currently being used as an office with wired network points. Double glazed window to the front. Radiator.

### **Bathroom**

Double glazed window to side. Bath with stainless steel taps and mains shower over. W.C. Pedestal hand basin. Stainless steel heated towel rail.

### **Separate W.C.**

W.C. Wash hand basin with stainless steel mixer tap. Double glazed window to the rear.

### **Outside**

To the front of the property is a low maintenance small shingle garden.

Pathway to the side providing access to the enclosed rear garden with a patio area, sitting area and lawned garden with plants and trees around the boarder. Garden shed.



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welcome to

## Park Road, Hunstanton

- Four Bedroom Semi Detached Victorian House
- Period Features
- Large Open Plan Living Room
- Modern Kitchen
- Gas Central Heating throughout

Tenure: Freehold EPC Rating: D

# £400,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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