



**Avocet Avenue, Hunstanton, PE36 5PX**

**welcome to**

**Avocet Avenue, Hunstanton**

A fantastic opportunity to purchase a well-presented, three bedroom semi detached house, family bathroom, en-suite shower room and downstairs WC. Located on the Butterfield Meadows Development in the sought-after coastal town of Hunstanton.



## **Accommodation:**

### **Entrance Hall**

Double glazed door to the front. Radiator. Under stair storage cupboard. Access to:

### **W.C.**

Wash hand basin. W.C. Double glazed window to the side. Radiator.

### **Lounge**

10' 10" x 15' ( 3.30m x 4.57m )

Double doors leading through to the Kitchen/diner. Double glazed window to the front. Television point. Radiator.

### **Kitchen/ Diner**

17' 1" max x 9' max ( 5.21m max x 2.74m max )

This fitted kitchen includes both wall & base units with work surfaces over, stainless steel sink & drainer unit, a low-level electric double oven & gas hob with cooker hood over. There is also space for a fridge/freezer, as well as space and plumbing for a washing machine plus additional space for either a dishwasher or tumble dryer. Television point. Dining table & chairs situated next to the French double glazed doors leading out to the rear enclosed garden. Double glazed window to the rear. Radiator.

### **First Floor Landing**

Double glazed window to the side. Airing cupboard with hot water tank. Radiator.

### **Bedroom One**

12' max x 10' max ( 3.66m max x 3.05m max )

Double glazed window to the rear. Built-in cupboard. Radiator.

### **En-Suite**

Wash hand basin with stainless steel mixer tap. W.C. Shower cubicle with mains shower. Radiator.

### **Bedroom Two**

9' max x 10' max ( 2.74m max x 3.05m max )

Double glazed window to the front. Radiator.

### **Bedroom Three**

8' 1" x 7' ( 2.46m x 2.13m )

Double glazed window to the rear. Radiator.

### **Bathroom**

Double glazed window to the front. Wash hand basin. W.C. Bath with mains shower over. Shaver point. Radiator.

### **Outside**

The front of the property is accessible via a pathway through the front courtyard. Side gate access to the rear garden.

Fully enclosed south facing rear garden, laid to lawn with a patio seating area.

Parking available in front of the garage.

### **Garage**

23' x 9' 10" ( 7.01m x 3.00m )

Single garage with power and lighting.



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welcome to

## Avocet Avenue, Hunstanton

- Three Bed Semi Detached House
- Popular Coastal Location
- Off Road Parking and Garage
- Open plan Kitchen/ Diner
- Family Bathroom, En-suite and WC

Tenure: Freehold EPC Rating: B

offers in the region of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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william h brown



**01485 534506**



[hunstanton@williamhbrown.co.uk](mailto:hunstanton@williamhbrown.co.uk)



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



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