



**Clarence Road, Hunstanton, PE36 6HQ**

**welcome to**

**Clarence Road, Hunstanton**

Be prepared to be wowed by this stunning detached bungalow! Offering flexible three/four bedroom accommodation, a gorgeous kitchen/family room with bi-folding doors to the rear, accessible wet room, peaceful rear garden & plenty of parking, all within walking distance of the Norfolk coastline!



### **The Accommodation**

Entrance door to:

### **Entrance Hall**

With double glazed wooden door to front.

### **Sitting / Dining Room**

14' 5" x 11' 8" ( 4.39m x 3.56m )

With double glazed window to side and radiator.

### **Bedroom Three**

12' max. x 11' 8" max. ( 3.66m max. x 3.56m max. )

With double glazed bay window to front and radiator.

### **Bedroom Four**

11' 11" x 11' 9" ( 3.63m x 3.58m )

With window to front and radiator.

### **Kitchen / Family Room**

30' x 16' max. ( 9.14m x 4.88m max. )

With a range of fitted kitchen units at base level with work surface over, sink unit with mixer tap over, space and point for range cooker with cooker hood over, central island, space for fridge/freezer, double glazed bi-folding doors to rear and further double glazed door to rear.

### **Pantry**

6' 4" x 3' ( 1.93m x 0.91m )

### **Bedroom Two**

14' 5" x 9' 9" ( 4.39m x 2.97m )

With double glazed window to side and radiator.

### **Shower Room**

With W.C, wash hand basin with taps over, walk-in shower space with shower attachment over and double glazed Velux skylight to rear.

### **First Floor Landing**

### **Bedroom One**

8' x 17' 1" ( 2.44m x 5.21m )

With double glazed bay window to front, walk-in dressing room and radiator.

### **Outside**

#### **Front Garden**

To the front of the property is a lawned front garden with a range of shrubs to the right hand side and a gravel driveway, providing plenty of off road parking space and access to:

#### **Garage**

With an up and over door to front.

#### **Rear Garden**

To the rear, the garden here is largely laid to lawn with a paved patio area and various shrub and floral borders throughout.



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welcome to

## Clarence Road, Hunstanton

- Extensively Refurbished Detached Chalet Bungalow
- Flexible Three/Four Bedroom Accommodation
- Withing Walking Distance of the Norfolk Coastline
- Modern, High-Spec Interior Throughout
- Stunning Kitchen/ Family Room with Bi-Folding Doors

Tenure: Freehold EPC Rating: C

**£560,000**



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](http://www.focalagent.com)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106259 - 0004

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