



Victoria Avenue, Hunstanton, PE36 6BX

welcome to

Victoria Avenue, Hunstanton

Located just a short distance from the sea front & town centre lies this beautifully presented 4 bedroom end-terraced house. This contemporary home boasts deceptively spacious internal accommodation, including an open plan kitchen/diner, two reception rooms, en suite & bathroom!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard.

Lounge

11' 5" x 12' 3" (3.48m x 3.73m)

Double-glazed bay window to the front. Radiator. Inset gas fire. Opening to:

Dining Room

12' 6" x 9' 8" (3.81m x 2.95m)

Double-glazed window to the rear. Radiator.

Open Plan Kitchen / Diner

25' 4" x 10' 6" (7.72m x 3.20m)

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, a built-in electric double oven & an electric hob with stainless steel cooker hood over. There is also an integrated dishwasher, as well as space for a fridge/freezer, washing machine & tumble dryer. Breakfast bar. Walk-in pantry cupboard. Radiator. Double-glazed windows to the side & rear. Double-glazed door to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Radiator. Airing cupboard.

Bedroom One

15' 10" x 13' plus bay window (4.83m x 3.96m plus bay window)

Double-glazed window & double-glazed bay window to the front. Radiator.

En Suite

Fitted with WC, wash hand basin with vanity unit & bath with rainfall shower over. Shaver point & extractor fan. Stainless steel heated towel rail. Partly tiled.

Bedroom Two

12' 7" max x 9' 8" max (3.84m max x 2.95m max)

Double-glazed window to the rear. Radiator.

Bedroom Three

10' 8" x 10' (3.25m x 3.05m)

Double-glazed window to the rear. Radiator.

Bedroom Four

7' 5" x 7' 2" (2.26m x 2.18m)

Double-glazed window to the side. Radiator.

Bathroom

Fitted with WC, wash hand basin with vanity unit & bath with mixer taps & rain fall shower over. Stainless steel heated towel rail. Partly tiled. Double-glazed window to the side.

Outside

The low-maintenance front garden is mainly laid to gravel, with a garden path leading to the entrance door. The south-facing rear garden is fully enclosed by timber fencing and is also low-maintenance, being mainly laid to patio, alongside a shingle area and various plants & shrubs.



check out more properties at williamhbrown.co.uk



welcome to

Victoria Avenue, Hunstanton

- Four bedroom end-terrace house
- Open plan kitchen/diner
- Lounge + dining room
- En suite + family bathroom
- Low-maintenance rear garden

Tenure: Freehold EPC Rating: D

offers in the region of

£400,000



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



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HUN106268 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk