





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

25¹ 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" \times 13' plus bay window ($4.83 \text{m} \times 3.96 \text{m}$ 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.





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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



Ground Floor

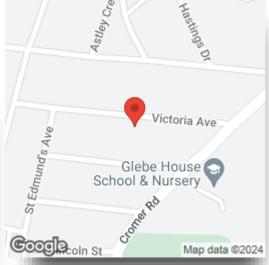
First Floor

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 must rely upon its own inspection(s). Powered by www.focalagent.com









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