

## York Avenue, Hunstanton, PE36 6BU



## welcome to

## York Avenue, Hunstanton

This 4 bedroom semi detached family home is located in the popular coastal town of Hunstanton. In close proximity to local amenities & bus route. Consisting of lounge, diner, kitchen, office space, family bathroom & en-suite. Wooden decking to the rear benefiting from outside W.C.













#### Accommodation:

**Entrance Hall** Double glazed door to the front.

#### Lounge

13' 9" max x 13' 1" max ( 4.19m max x 3.99m max ) Double glazed bay window to the front. Feature fireplace. Television point. Radiator.

#### **Dining Room**

12' max x 13' 1" max ( 3.66m max x 3.99m max ) Wooden door to the rear. Log burner. Radiator.

#### Kitchen

23' 6" max x 11' max (7.16m max x 3.35m max ) Fitted with a range of wall and base units with work surfaces over. Stainless steel sink with drainer. Electric oven and gas hob. Integrated washing machine and dishwasher. Space for fridge/ freezer. Radiator. Two double glazed windows to the side. Double glazed door to the side.

#### Office

15' 2" x 8' 6" ( 4.62m x 2.59m ) Outside office space, previously used for business use. Space and plumbing for washing machine. stainless steel sink. Electric radiator. Extractor fan.

#### **First Floor Landing**

Radiator.

#### **Bedroom One**

18' 5" max x 13' 1" max ( 5.61m max x 3.99m max ) Double glazed bay window to the front. Feature fireplace. Radiator.

### Bedroom Two

11' 3" min x 18' 5" max ( 3.43m min x 5.61m max ) Double glazed bay window to the front and side. Loft access. Radiator.

#### **En-Suite**

Wash hand basin. W.C. Shower cubicle with mains shower. Heated towel rail.

#### Bedroom Three

13' x 12' 5" max ( 3.96m x 3.78m max ) Double glazed window to the rear. Feature fireplace. Radiator.

#### **Bedroom Four**

11' 1" max x 9' 9" ( 3.38m max x 2.97m ) Double glazed sash window to the rear. Fitted cupboards. Radiator.

#### Bathroom

Wash hand basin. W.C. Shower cubicle with mains shower. Bath with stainless steel taps. Two double glazed sash windows to the side. Radiator.

### Outside W.C

Low level W.C.

#### Outside

Fully enclosed rear garden with wooden decking seating area, benefiting from outside W.C.





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## **York Avenue, Hunstanton**

- Semi Detached 4 Bed House
- Bathroom, En-Suite & Separate WC
- Office Out Building
- Spacious Through-Out
- Coastal Location .

Tenure: Freehold EPC Rating: Awaited

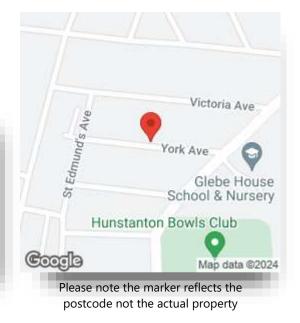
# £425,000





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Property Ref: HUN106293 - 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

