



James Street, Hunstanton, PE36 5HE

welcome to

James Street, Hunstanton

This four bedroom town house is located in the centre of the coastal town of Hunstanton. Consisting of open plan lounge/ diner, kitchen/ breakfast room with pantry cupboard, downstairs, conservatory, Downstairs W.C. & family bathroom. Benefiting from off road parking and a fully enclosed rear garden.



Accommodation:

Entrance Hall

Double glazed door to the front. Radiator. Laminate flooring. Stairs to first floor landing.

Open Plan Lounge/ Dining Room

25' 1" x 12' 1" (7.65m x 3.68m)

Lounge

Double glazed bay window to the front. Television point. Radiator. In-built shelving storage. Laminate flooring.

Dining Room

Double glazed window to the rear. In-built storage cupboard. In-set shelving.

Kitchen/ Breakfast Room

17' 10" x 13' 5" (5.44m x 4.09m)

Fitted with wall and base units with work surfaces over. Stainless steel 1.5 bowl sink with mixer tap and drainer unit. Fully tiled walls and floor. Built-in raised electric double oven. Ceramic hob. Integrated dishwasher and fridge. Radiator. Double glazed window and door to the side. Walk-in pantry cupboard with window to the side.

Utility Room

Fully tiled walls. Ceramic tiled floor. Space and plumbing for washing machine. Wall mounted gas boiler, newly fitted 2017.

Cloakroom

Low level W.C. Fully tiled walls. Ceramic tiled floor.

Conservatory

12' 3" x 8' 8" (3.73m x 2.64m)

Brick and timber UPVC double glazed construction. Radiator. Ceramic tiled floor. Double doors to the garden.

First Floor Landing

Double glazed window to the side.

Bedroom One

14' 1" x 10' (4.29m x 3.05m)

Two double glazed window to the side. Two radiators.

Bedroom Two

12' 6" x 10' 10" (3.81m x 3.30m)

Double glazed window to the front. Radiator, Built-in wardrobes with sliding doors.

Bedroom Three

11' 2" x 10' (3.40m x 3.05m)

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

Bedroom Four

9' 1" x 8' 3" (2.77m x 2.51m)

Double glazed window to front. Radiator. Built-in cupboard.

Bathroom

Panelled bath with mixer tap. Wash hand basin with vanity unit. W.C. Tiled shower cubicle with mains shower. Ceramic tiled floor. Fully tiled walls. Chrome heated towel rail. Two double glazed windows to the rear. Access to loft space. Recessed ceiling spotlights.

Outside

To the side of the property is space for off road parking on the gravel driveway. Pathway to front door.

The rear garden is fully enclosed and comprises paved patio seating area and laid to lawn garden bordered with flower beds. Garden shed.



check out more properties at williamhbrown.co.uk



welcome to

James Street, Hunstanton

- Four Bedroom Town House
- Spacious Lounge/ Diner
- Kitchen/ Breakfast Room with Pantry Cupboard
- Conservatory
- Off Road Parking on Driveway

Tenure: Freehold EPC Rating: E

£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.localagent.co.uk.



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HUN106347 - 0002

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.



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk