

# **Princess Drive, Hunstanton, PE36 5JG**



# welcome to

# **Princess Drive, Hunstanton**

\*\* GUIDE PRICE £300,000 - £325,000 \*\* This detached 3 bed bungalow is located in the coastal town of Hunstanton, in close proximity to the beach & local amenities. Consisting of spacious lounge, kitchen, conservatory & bathroom, plus front & rear gardens, off street parking & garage.













#### Accommodation:

#### **Entrance Hall**

Double glazed door to the front. Radiator.

#### Lounge

15' 8" max x 13' 6" max ( 4.78m max x 4.11m max ) Double glazed window to the front. Electric fireplace. Television point. Radiator.

#### Kitchen

11' 3" x 11' 3" ( 3.43m x 3.43m ) Fitted with wall and base units with work surfaces over. Stainless steel sink with drainer. Raised electric oven. Electric hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/ freezer. Gas boiler. Double glazed window to the front. Double glazed door to the side.

#### Conservatory

Lean to conservatory.

#### Hallway

Loft access. Storage cupboard with hot water tank. Radiator.

#### **Bedroom One**

13' 4" x 10' (  $4.06m\ x\ 3.05m$  ) Double glazed window to the rear. Radiator.

#### **Bedroom Two**

10' 2" x 8' 9" ( 3.10m x 2.67m ) Double glazed window to the rear. Radiator.

#### **Bedroom Three**

7' 9" x 10' 2" ( 2.36m x 3.10m ) Double glazed sliding door to the conservatory. Radiator.

#### Bathroom

Wash hand basin. Shower cubicle with electric shower. Heated towel rail.

### Separate W.C.

Low level W.C.



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



view this property online williamhbrown.co.uk/Property/HUN106372



#### Outside

Laid to lawn front garden with brickweave driveway, leading to the single garage.

Enclosed rear garden Laid to lawn. Side access to the garage.

#### **Agents Note**

This property has no onward chain, probate has been granted.

### welcome to

# **Princess Drive, Hunstanton**

- Detached 3 Bed Bungalow
- Spacious Lounge
- Driveway & Parking
- Close to Beach, Amenities & Bus Routes
- NO CHAIN

Tenure: Freehold EPC Rating: D

# £300,000



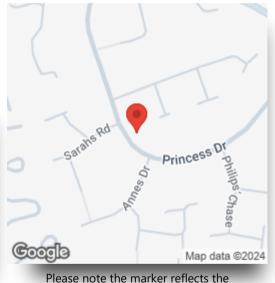


# view this property online williamhbrown.co.uk/Property/HUN106372



Property Ref: HUN106372 - 0004 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.



postcode not the actual property

william h brown



01485 534506

hunstanton@williamhbrown.co.uk

40 Westgate, HUNSTANTON, Norfolk, PE36 5EL

williamhbrown.co.uk