



York Avenue, Hunstanton, PE36 6BU

welcome to

York Avenue, Hunstanton

Presenting an opportunity to purchase this 3 bed detached house, central to the coastal town of Hunstanton. In close proximity to the beach, local amenities & bus routes. Consisting of lounge, kitchen/diner, utility, conservatory, cloakroom & bathroom. Benefiting from a driveway & garage.



Accommodation:

Entrance Porch

Door to the front.

Entrance Hall

Stairs to the first floor landing. Radiator. Under stair storage cupboard. Access to:

Cloakroom

Double glazed window to the side. Wash hand basin. W.C.

Lounge

15' x 10' 8" (4.57m x 3.25m)
Single glazed wooden bay window to the front.
Television point. Radiator. Feature fireplace.

Kitchen/ Diner

18' 9" max x 10' 2" max (5.71m max x 3.10m max)
Fitted with wall and base units with worksurfaces over. Composite sink with stainless steel mixer tap and drainer. Electric oven. Part tiled walls. Space and plumbing for under counter fridge.

Utility Room

8' 3" x 5' 2" (2.51m x 1.57m)
Space and plumbing for washing machine and tumble dryer.

Conservatory

11' 3" x 7' 6" (3.43m x 2.29m)
Double glazed UPVC windows with rear garden views. Double glazed door to the rear. Radiator.

First Floor Landing

Double glazed window to the side. Loft access. Radiator.

Bedroom One

12' max x 12' 5" max (3.66m max x 3.78m max)
Double glazed window to the front. Radiator.

Bedroom Two

10' 7" x 12' max (3.23m x 3.66m max)
Double glazed window to the rear. Radiator.

Bedroom Three

9' 2" x 7' 3" max (2.79m x 2.21m max)
Double glazed window to the rear. Radiator.

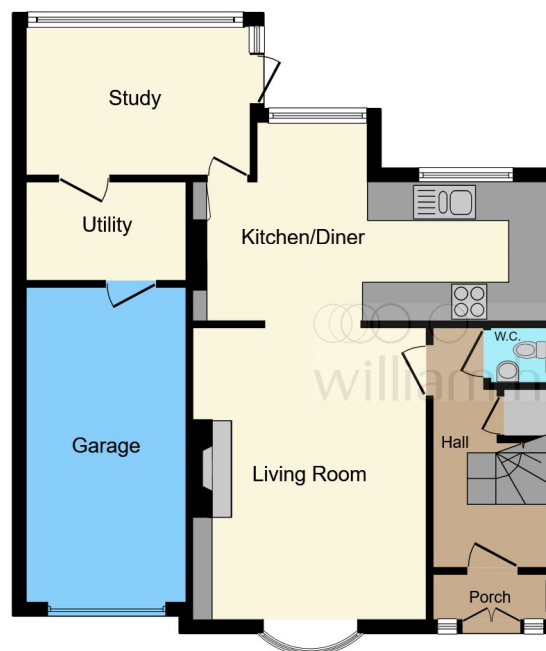
Bathroom

Double glazed window to the front. Wash hand basin. W.C. Panel bath. Extractor fan. Radiator. Storage cupboard.

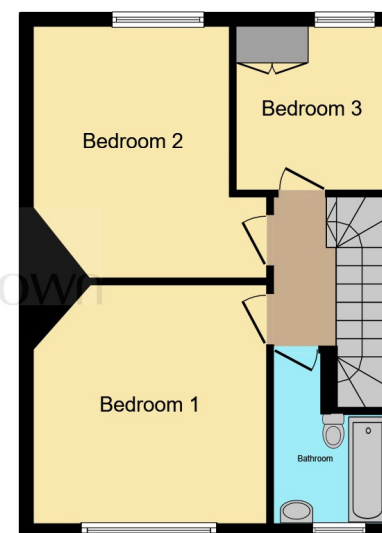
Outside

The front of the property provides off road parking on the driveway and benefits from a garage.

The rear garden is fully enclosed with gate access to the front. Mainly laid to lawn with flowers beds shrubs and trees.



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 error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

York Avenue, Hunstanton

- Detached 3 Bed House
- No Onward Chain
- Spacious Lounge & Kitchen/ Diner
- Utility & Conservatory
- Driveway & Garage

Tenure: Freehold EPC Rating: D

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106402 - 0004

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