



**Poppy Crescent, Hunstanton, PE36 6FE**

**welcome to**

**Poppy Crescent, Hunstanton**

William H Brown are delighted to present this two bedroom semi detached house located in the coastal town of Hunstanton. A short distance to the local amenities, Hunstanton and old Hunstanton beaches will well connected bus routes.



## **Accommodation:**

### **Entrance Hall**

Double glazed door to the front. Radiator. Access to:

### **Cloakroom**

Wash hand basin with storage cupboard, stainless steel mixer tap and tiled splash back. W.C. Radiator. Tiled floor. Double glazed window.

### **Lounge**

15' 1" x 9' 8" ( 4.60m x 2.95m )

Double glazed window and door to the rear.

Television point. In-built storage cupboard. Radiator.

### **Kitchen**

12' 7" x 7' 8" ( 3.84m x 2.34m )

Fitted with wall and base units with work surfaces over. Stainless steel sink. Space and plumbing for washing machine. Integrated dishwasher. Space for fridge/ freezer. Breakfast bar. Electric oven with gas hob and extractor fan over. Radiator. Double glazed window to the front.

### **First Floor Landing**

Loft access. Radiator.

### **Bedroom One**

15' 2" max x 9' 1" max ( 4.62m max x 2.77m max )

Two double glazed windows to the front. Two in-built storage cupboards. Radiator.

### **Bedroom Two**

11' 3" x 8' 3" ( 3.43m x 2.51m )

Double glazed window to the rear. Radiator.

### **Bathroom**

Double glazed window to the rear. Wash hand basin. W.C. Bath with stainless steel mixer tap. Radiator.

### **Outside**

To the front of the property is the brick weave driveway leading to the single garage.

Fully enclosed rear garden, mainly laid to lawn with patio seating area.

### **Garage**

23' 4" x 9' 8" ( 7.11m x 2.95m )

Manual garage door. Lighting and electric. Pitched roof.

### **Agents Notes**

No holiday letting permitted. Management fee £155 per annum.



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welcome to

## Poppy Crescent, Hunstanton

- Semi Detached Two Bedroom House
- Modern Throughout
- Off Road Parking & Garage
- Coastal Location of Hunstanton
- NO CHAIN

Tenure: Freehold EPC Rating: B

# £295,000



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](http://www.localagent.co.uk)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106401 - 0002

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**01485 534506**



[hunstanton@williamhbrown.co.uk](mailto:hunstanton@williamhbrown.co.uk)



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



[williamhbrown.co.uk](http://williamhbrown.co.uk)