



**Andrews Place, Hunstanton, PE36 5PD**

**welcome to**

**Andrews Place, Hunstanton**

CHAIN FREE! Located in the popular seaside town of Hunstanton, this well presented two bedroom detached bungalow benefiting from off road parking & garage. Offering a spacious lounge, conservatory, kitchen and family bathroom. Beautiful front garden & private rear garden with sea views.



## Accommodation:

### Entrance Hall

Double glazed door to the front. Radiator. Two storage cupboards, one housing a new gas boiler with 10 year guarantee. Loft access.

### Lounge

18' 5" max x 12' max ( 5.61m max x 3.66m max )  
Double glazed window to the front and side. Television point. Electric effect fireplace. Two radiators.

### Kitchen

10' 4" max x 9' 6" max ( 3.15m max x 2.90m max )  
Fitted with wall and base units with worksurfaces over. Stainless steel sink with mixer tap and drainer unit. Space and plumbing for washing machine. Space for fridge/ freezer. Electric oven with extractor hood over. Tiled splash back. Tiled floor. Radiator. Double glazed window to the side. Double glazed door leading to the rear garden.

### Conservatory

8' 6" max x 12' 10" max ( 2.59m max x 3.91m max )  
Double glazed UPVC windows, with sea views and door leading to the rear garden. Double length radiator,

### Bedroom One

10' 5" x 13' 2" ( 3.17m x 4.01m )  
Double glazed window to the rear. Radiator.

### Bedroom Two

10' 2" x 10' 5" ( 3.10m x 3.17m )  
Double glazed French doors giving access to the conservatory and rear garden. Radiator.

## Shower Room

Obscure double glazed window to the side. Wash hand basin with vanity unit. W.C. Shower cubicle with mains shower. Stainless steel heated towel rail. Extractor fan. Fully tiled walls and floor.

## Outside

Picturesque front garden with flower beds bordering the laid to lawn garden. Driveway providing ample off road parking leading to the garage with electric door.

Private fully enclosed rear garden laid to lawn with patio seating area, bordered by flowers and shrubbery. Double glazed door side access to the garage.



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/HUN106406](http://williamhbrown.co.uk/Property/HUN106406)



welcome to

## Andrews Place, Hunstanton

- Detached Two Bedroom Bungalow
- Off Road Parking & Garage
- Coastal Location in Hunstanton
- Conservatory with Sea View
- Picturesque Front and Rear Gardens

Tenure: Freehold EPC Rating: D

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HUN106406](http://williamhbrown.co.uk/Property/HUN106406)



Property Ref:  
HUN106406 - 0007

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



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



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