



Butterfield Rise, Hunstanton, PE36 5PU

welcome to

Butterfield Rise, Hunstanton

A modern and well presented 3 bedroom end terrace home on the outskirts of Hunstanton. Consisting of lounge, fitted kitchen, bathroom, cloakroom & en-suite, Benefiting from off road parking in front of the garage & a lovely enclosed rear garden.



Accommodation:

Entrance Hall

Double glazed door to the front. Under stair storage. Radiator. Stairs to first floor. Access to:

Cloakroom

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

Lounge

11' x 15' 6" max (3.35m x 4.72m max)
Double glazed window to the front. Television point. Radiator.

Kitchen/ Diner

17' 7" x 9' max (5.36m x 2.74m max)
Fitted a range of wall and base units with worksurfaces over. Inset sink and drainer. Built-in double oven with hob and extractor hood over. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Cupboard housing the gas boiler. Part tiled walls and tiled floor. Double glazed window and doors to the rear.

First Floor Landing

Cupboard with radiator. Loft Access.

Bedroom One

12' 3" max x 10' 3" max (3.73m max x 3.12m max)
Double glazed window to the rear. In-built storage cupboard. Radiator.

En-Suite

Pedestal wash hand basin. W.C. Shower cubicle with mains shower. Extractor fan. Radiator.

Bedroom Two

10' 3" x 10' (3.12m x 3.05m)
Double glazed window to the front. Radiator.

Bedroom Three

9' x 7' (2.74m x 2.13m)
Double glazed window to the rear. Radiator.

Outside

Off road parking in front of the garage.

Fully enclosed rear garden laid to lawn with a patio seating area. Access to the front.

Agents Notes

Management charges apply, £200 per annum.
Garage is on a leasehold, £40 per annum.

4 Years National House Building guarantees remaining.



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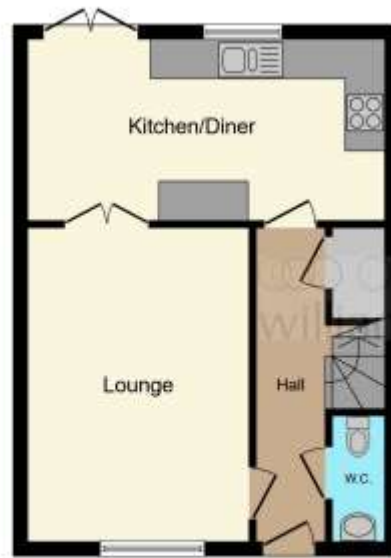
welcome to

Butterfield Rise, Hunstanton

- Modern End Terrace House
- 3 Bedrooms
- Bathroom, Cloakroom & En-suite
- Off Road Parking & Garage
- Under NHBC Warranty

Tenure: Freehold EPC Rating: B

£300,000



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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Property Ref:
HUN106452 - 0002

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