









welcome to

Windsor Rise, Hunstanton

Occupying a sizable, landscaped plot within a popular area of Hunstanton, lies this low-maintenance, 2 bedroom detached bungalow. The property has been well-kept by the current owner & offers a pristine exterior, boasting a large rear garden & resin driveway providing ample off-road parking.













Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the side. Double-glazed windows to the front & rear.

Entrance Hall

Double-glazed door to the side. Two storage cupboards, one housing hot water tank.

Lounge

12' 1" $\max x$ 16' 5" $\max (3.68 m \max x 5.00 m \max)$ Double-glazed window to the front. Radiator. Gas heater (not connected).

Kitchen / Diner

10' 3" x 9' 7" (3.12m x 2.92m)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, and electric oven & gas hob. There is also space for an under-counter fridge, as well as space & plumbing for a washing machine. Door to the side.

Bedroom One

13' 2" \times 10' 4" ($4.01m \times 3.15m$) Double-glazed window to the rear. Radiator.

Bedroom Two

10' 1" x 10' 4" (3.07m x 3.15m) Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed window to the front.

Outside

To the front of the property, a resin driveway provides off-road parking & leads to the garage, whilst there are flowerbeds to the front & side. The property sits on an extensive plot with a large, low-maintenance rear garden; the garden is mainly laid to lawn, alongside a gravelled area and various plants, shrubs & flowerbeds.





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Windsor Rise, Hunstanton

- 2 bedroom detached bungalow
- Good-sized lounge
- Comfortable bedrooms with family bathroom
- Large, landscaped rear garden
- Resin driveway with garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106541



Property Ref: HUN106541 - 0010 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.





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