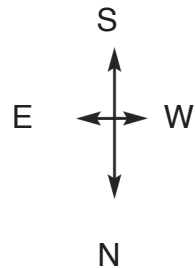
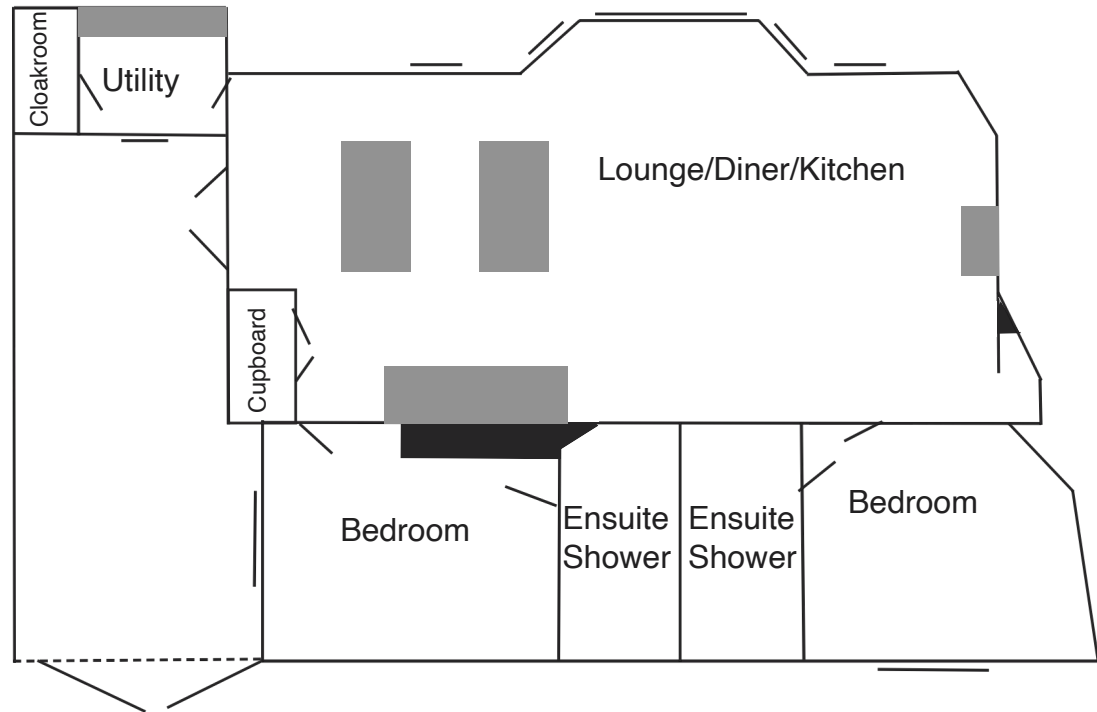


Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.
SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.
THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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BIRDS

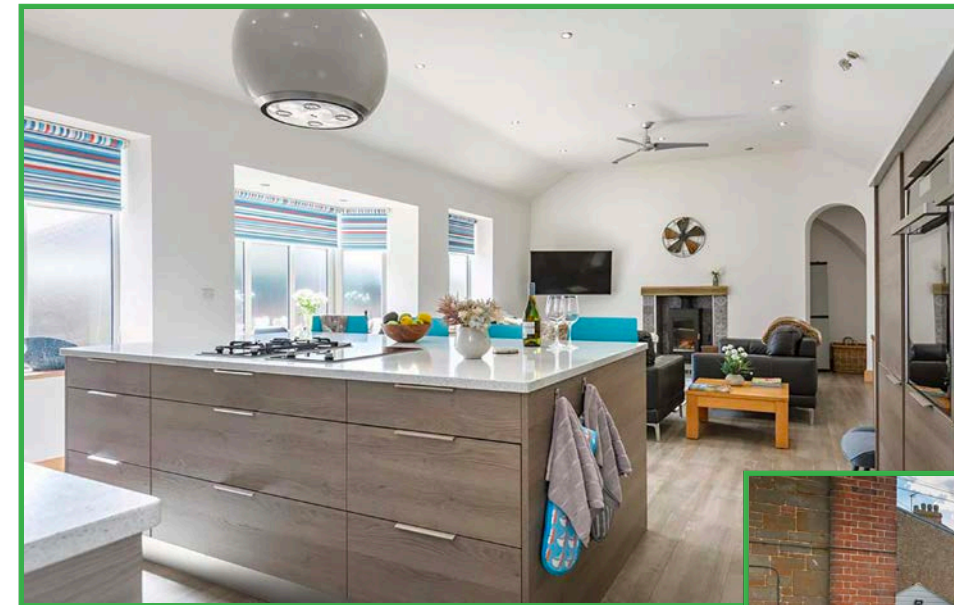
ESTATE AGENTS
ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

LYNNFIELD HALL
62 CHAPEL LANE
HUNSTANTON
PE36 5HN

Guide Price: £330,000 freehold
no onward chain



LYNNFIELD HALL IS A STYLISH SINGLE STOREY PROPERTY LOCATED IN THE CENTRE OF THE TOWN CLOSE TO AMENITIES FINISHED TO A VERY HIGH SPECIFICATION THROUGHOUT

MAIN LIVING AREA

- MODERN KITCHEN/DINING/SITTING ROOM • UTILITY • CLOAKROOM •
- TWO DOUBLE BEDROOMS WITH ENSUITE SHOWER ROOMS •

OUTSIDE
PAVED & GATED PATIO AREA

COUNCIL TAX BAND: CURRENTLY NON-DOMESTIC RATES
UNDERFLOOR GAS HEATING

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Lynnfield Hall was converted approximately 10 years ago to a very high standard with quality fittings throughout and is within walking distance of the seafront, High Street and local amenities.

Hunstanton is a popular holiday destination, a Victorian coastal town located on the shores of the Wash with good bus routes to Kings Lynn (15 miles) which has a main-line rail station, and a coastline bus service along the A149 to Wells-next-the-Sea. There are a variety of shops, supermarkets, restaurants and hotels, 2 golf courses close by at Old Hunstanton and Heacham, sea front promenade and beaches.

The property has the benefit of underfloor heating with individual room controls served by a gas boiler, wood-burner, water softener, privacy mirror double glazing, oak skirtings and doors, the sale includes the majority of the contents viewing is highly recommended.

Open Plan/Living/Dining/Kitchen: 35'4"x15'6" plus bay window (10.77x4.76)

modern fitted kitchen with quality fittings incorporating dishwasher, freezer, pantry fridge, fan oven & grill, combi oven, ceramic hob, 2 burner gas hob with extractor over, cupboard containing gas combi boiler and water softener, wood-burner, large wall-mounted tv, alcove storage, bay window.

Utility Room:

washing machine, tumble dryer, sink unit.

Cloakroom:

wc, hand basin.

Bedroom: 13'x10'5" (3.96x3.21)

loft hatch, ceiling fan, wall-mounted tv.

Ensuite Shower Room:

large walk-in shower with rainfall shower head and wet room flooring, vanity hand basin, wc, towel radiator.

Bedroom: 12'x10'5" (3.66x3.21)

ceiling fan, wall-mounted tv.

Ensuite Shower Room:

large walk-in shower with rainfall shower head and wet room flooring, vanity hand basin, wc, towel radiator.

OUTSIDE

Double iron gates to brick paved patio for sitting out.

