



THE STORY OF

45 Yarrow Drive

Hunstanton, Norfolk

SOWERBYS



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45 Yarrow Drive

Hunstanton, Norfolk
PE36 6FG

Built in 2022 by Renowned
Developer Bennett Homes

Attractive Position with Open
Views Across Greenspace

Within Easy Reach of Old Hunstanton
Beach and Town Centre

Three Double Bedrooms Arranged
Over Two Floors

Versatile Ground Floor Bedroom,
Ideal as Office or Snug

Light Sitting Room with Double
Doors to Kitchen/Dining Room

South-Facing, Landscaped Rear Garden
with Veranda, Heating and Electric Blind

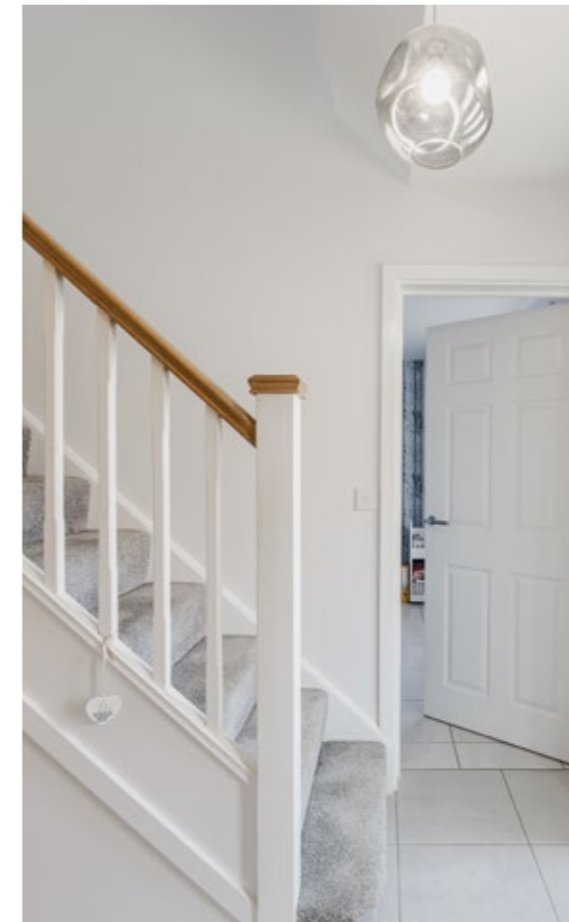
Garage and Driveway Providing Ample Parking

Ground Floor Bathroom, Cloakroom
and First Floor Shower Room

SOWERBYS HUNSTANTON OFFICE

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Built in 2022 by renowned developer Bennett Homes, 45 Yarrow Drive is a beautifully presented modern home occupying a desirable position within the development. Enjoying open views across greenspace to the front, privacy from neighbouring bungalows, and within easy reach of Old Hunstanton beach and the town centre, it balances convenience with a sense of space.

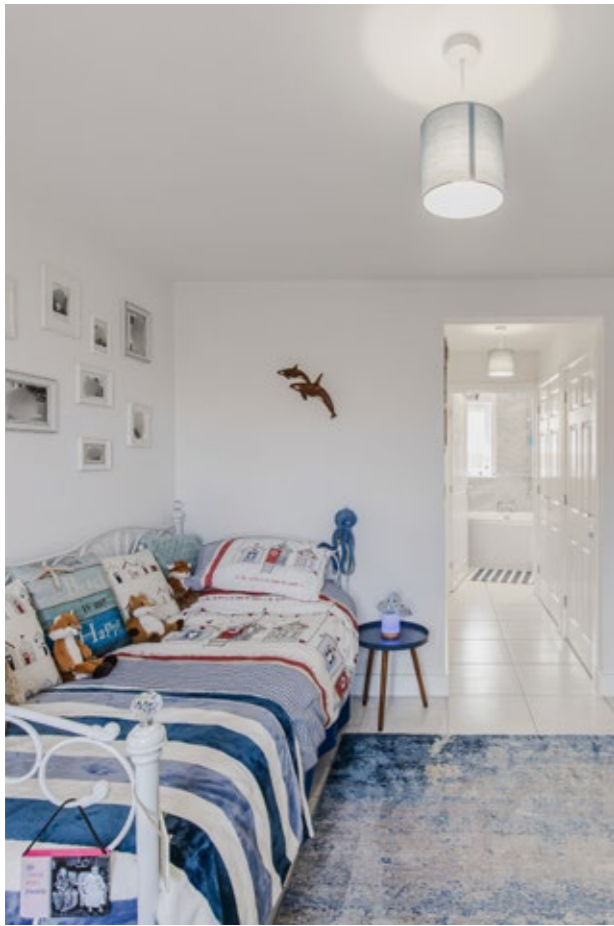
Lovingly maintained and recently redecorated, the interiors feel fresh, light and welcoming throughout. The sitting room provides a comfortable retreat, with double doors opening into the kitchen diner, allowing the ground floor to flow well for both everyday living and entertaining.

To the rear, the kitchen diner overlooks the garden and serves as a natural hub of the home. The accommodation is thoughtfully arranged, offering three double bedrooms across two floors. The ground floor bedroom, complete with fitted wardrobes, is equally suited as a home office, snug or guest space, and sits alongside a stylish bathroom featuring a newly installed spa-style bath. A separate cloakroom completes the ground floor.

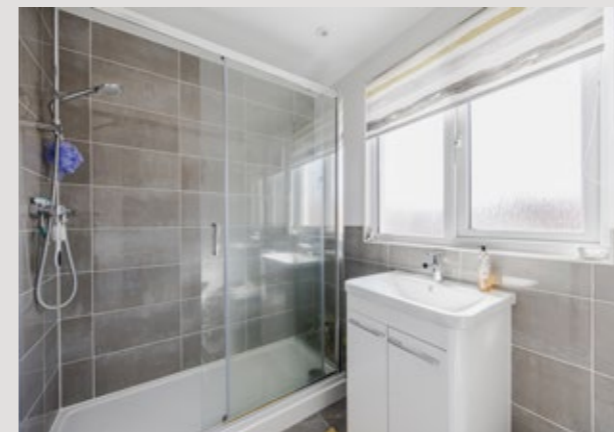
Upstairs are two further generous double bedrooms, served by a well-appointed shower room.

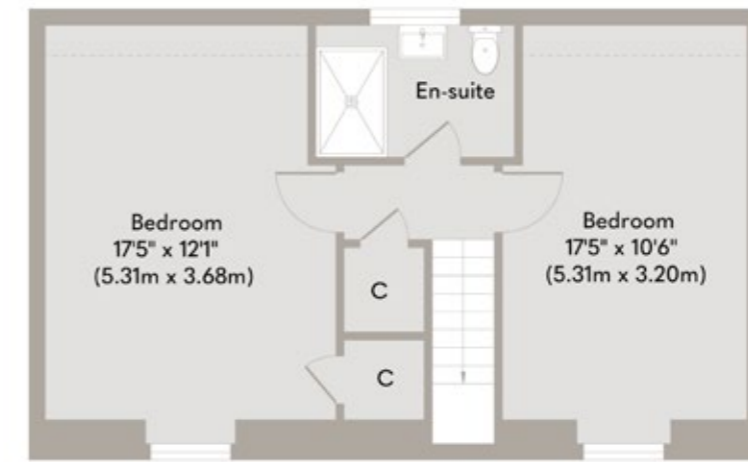
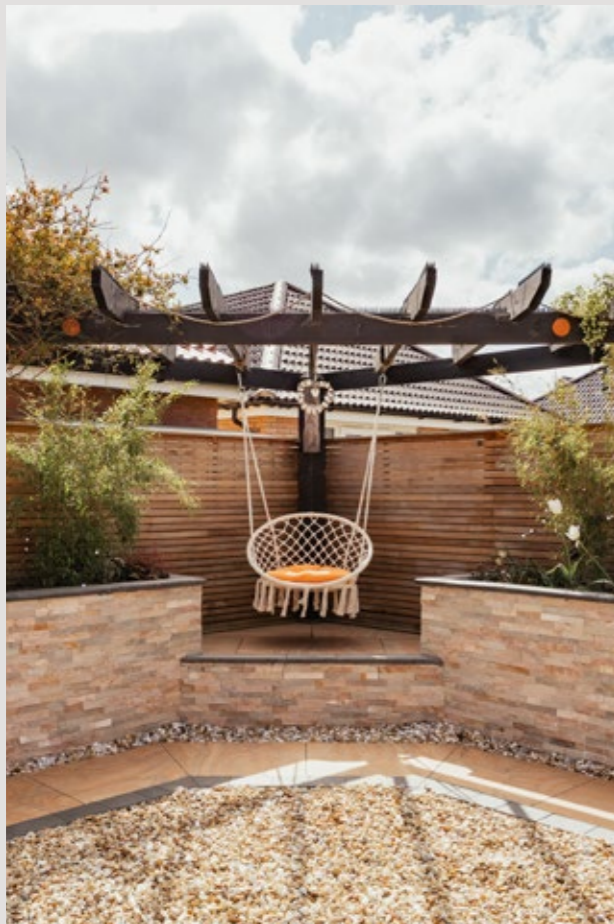
Outside, the rear garden is a standout feature. Designed as a south-facing, low-maintenance space, it includes Indian sandstone paving, a hammock-style swing and a superb veranda with heating and an electric blind, ideal for use into the evening. There is also access to the garage and a driveway providing parking for several vehicles.

Altogether, it offers a layout suited to modern living, whether as a main home, coastal retreat or investment opportunity.

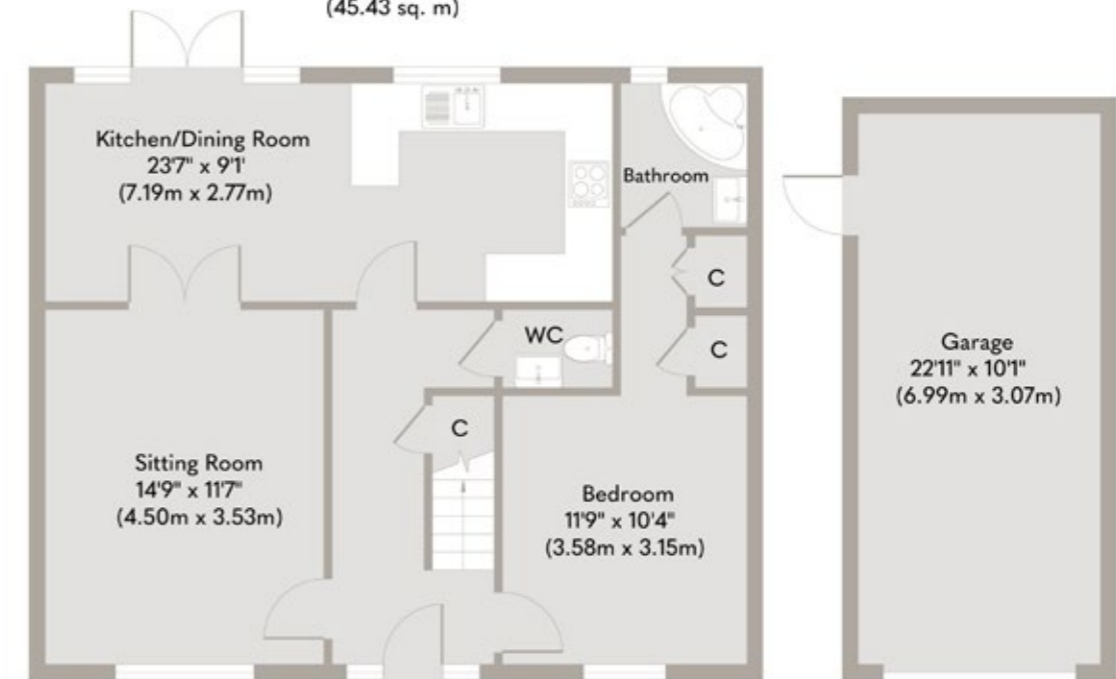


Walks along the beach with the dogs, with coffee stops along the way, are a real highlight of living here.





First Floor
Approximate Floor Area
489 sq. ft
(45.43 sq. m)



Ground Floor
Approximate Floor Area
705 sq. ft
(65.48 sq. m)

Garage



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from the Vendor



"I've loved everything about the house and its position, it feels private, yet the beach, town and cafés are all within easy reach."



SERVICES CONNECTED

Mains water, gas, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 1290-4046-0132-4295-3923

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///routine.foresight-maker

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SOWERBYS

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