





Collingwood Road, Hunstanton PE36 5DY

william h brown

Welcome to

Collingwood Road, Hunstanton

Situated within a popular residential area of Hunstanton, this well presented detached bungalow offers spacious and well planned accommodation, ideal for those seeking comfortable single storey living close to the town's amenities and seafront. The accommodation comprises a useful entrance lobby with built-in storage, welcoming entrance hall, bright living room to the front elevation and an impressive kitchen/diner fitted with an extensive range of units, integrated appliances and a central island, creating an excellent space for cooking, dining and entertaining. Double doors open into the conservatory, providing a pleasant outlook over the rear garden. There are also two double bedrooms and a modern bathroom. Outside, the property benefits from attractive gardens to both the front and rear, together with a driveway providing off-road parking and leading to the garage. Further benefits include gas central heating and double glazing throughout. Early viewing is highly recommended to appreciate the quality and layout of this delightful home. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



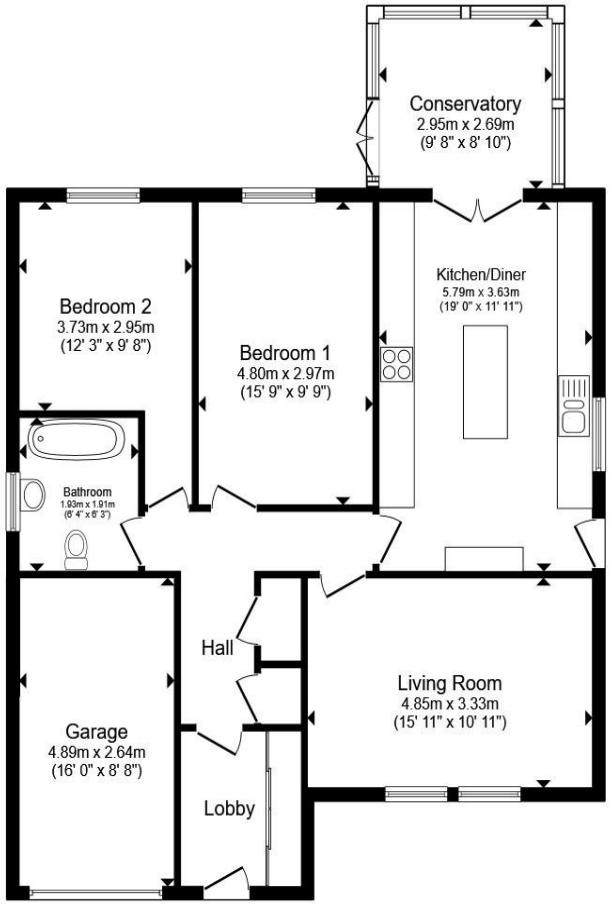












Floor Plan

Entrance Lobby

Entrance Hall

Living Room

Kitchen-Diner

Conservatory

Bedroom One

Bedroom Two

Bathroom

Garage

Total floor area 106.5 m² (1,146 sq.ft.) approx

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.propertybox.io

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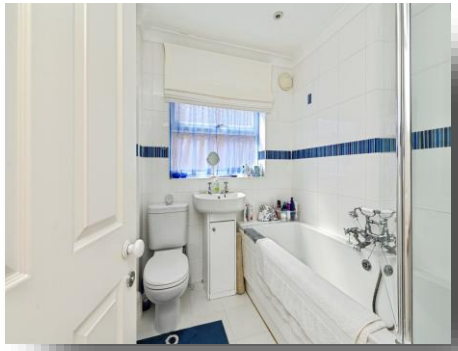
Collingwood Road, Hunstanton

- Detached bungalow
- Popular Hunstanton location
- Two double bedrooms
- Spacious kitchen/diner with central island
- Conservatory
- Attractive front and rear gardens
- Driveway and garage
- Gas central heating and double glazing

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£340,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107237

The Property Ombudsman

Property Ref:
HUN107237 - 0020

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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