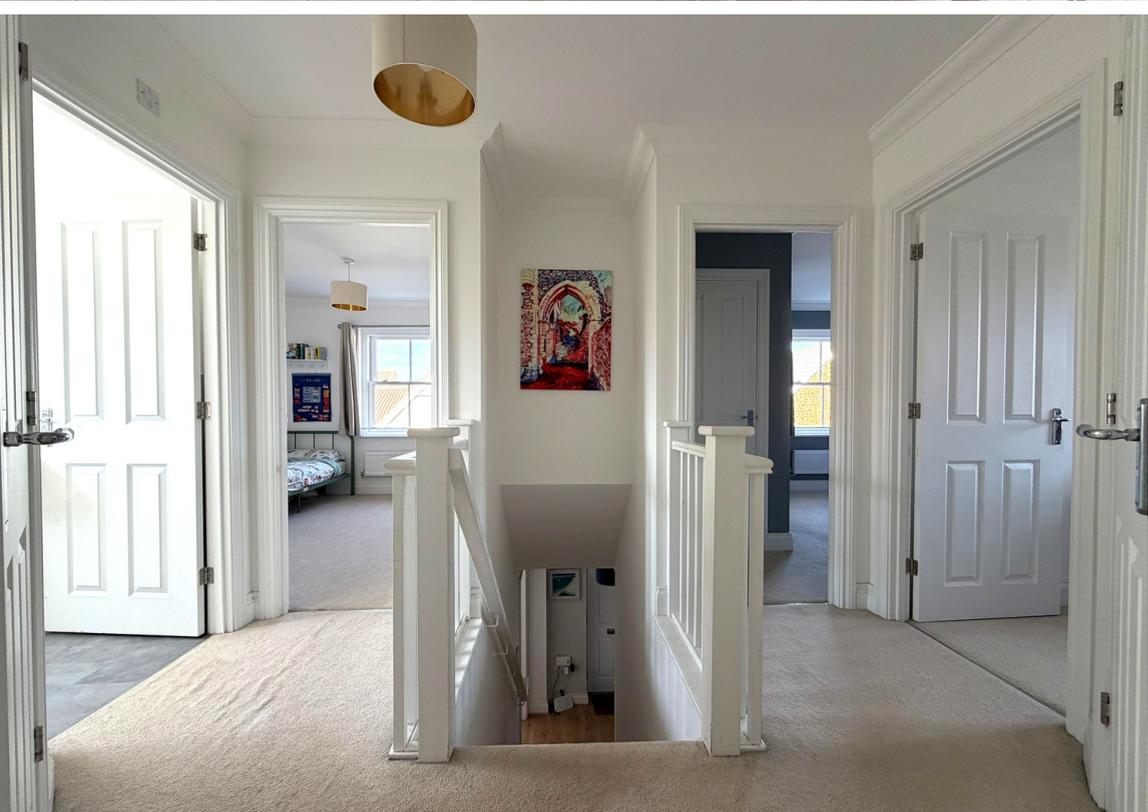




Avocet Avenue, Hunstanton

PE36 5PX

BROWN & CO



Avocet Avenue, Hunstanton, PE36 5PX

Contact Brown & Co to view

Four bedroom home built in 2021

Open-plan kitchen dining room with garden access

Principle bedroom with en-suite

Superb development with seafront and town centre within walking distance

Enviably positioned on Avocet Avenue

Professionally landscaped gardens

Large garage and covered parking



Summary

Brown & Co. offers a four-bedroom home built in 2021, set within a prime Hunstanton development. Bright double-aspect accommodation, open-plan kitchen dining room with garden access, landscaped gardens, garage and covered parking, plus a partial sea view. Short walk to the seafront and town centre.

Description

An outstanding modern family home, constructed in 2021 and situated within a superb development in Hunstanton. Occupying an enviable position on Avocet Avenue, this handsome four-bedroom linked-detached residence enjoys excellent natural light throughout, with many rooms benefiting from a double-aspect design, alongside professionally landscaped gardens finished to a high standard.

First-hand inspection is essential to fully appreciate both the quality and the overall setting. The

accommodation comprises a welcoming reception hall, sitting room, and an impressive open-plan kitchen dining room with direct access onto the garden, creating an ideal space for modern family living and entertaining. To the first floor are four bedrooms, including a principal bedroom with en-suite, together with a contemporary family bathroom. One of the bedrooms even enjoys a partial sea view.

Externally, the property benefits from a large garage and covered passageway parking, while its position within the development is particularly appealing, with bungalows opposite and green space to the side. The town centre and seafront are also within easy walking distance, adding to the property's lifestyle appeal.

Location

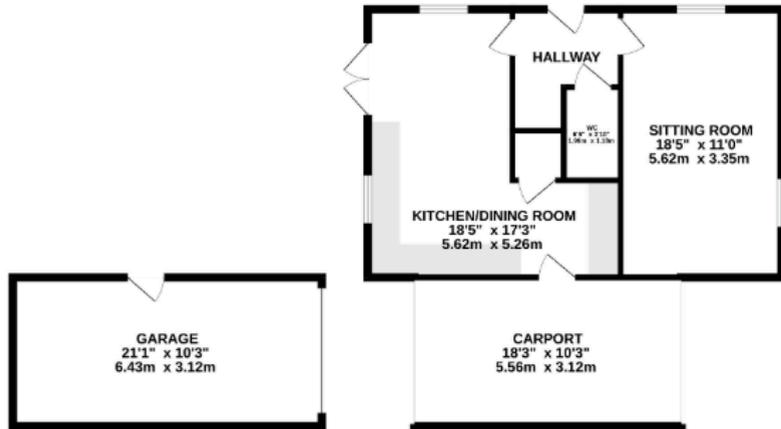
Hunstanton remains one of North Norfolk's most distinctive and sought-after coastal towns, renowned

for its striking striped cliffs, traditional seafront, and famous west-facing sunsets across The Wash. The town offers an excellent range of amenities including independent shops, cafes, schools, leisure facilities and a well-regarded golf course, together with a vibrant promenade and sandy beach that appeal to both permanent residents and second-home owners alike. Surrounded by attractive countryside and charming villages, yet remaining accessible to King's Lynn with its mainline rail connections to Ely, Cambridge and London, Hunstanton successfully blends relaxed coastal living with everyday convenience.

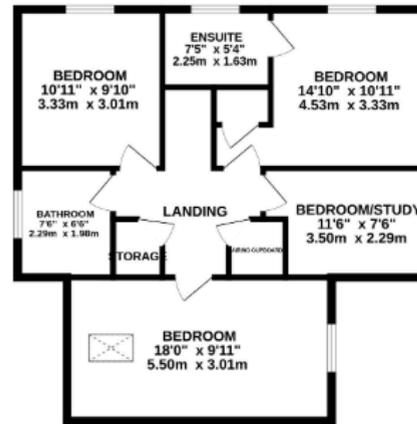
Services:

Gas central heating
Mains water
Mains drainage
Mains electric

GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1622 sq.ft. (150.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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