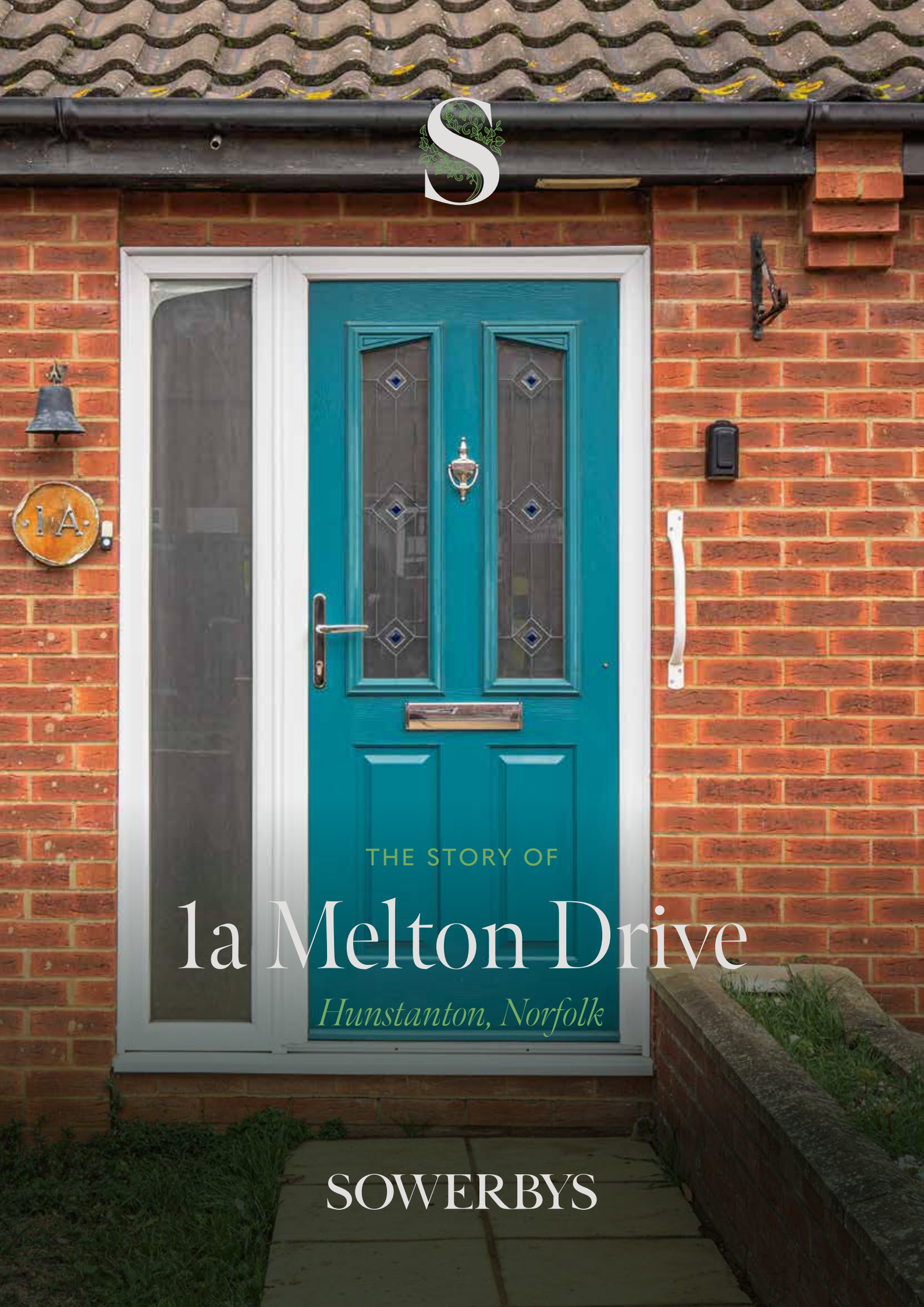


THE STORY OF

1a Melton Drive

Hunstanton, Norfolk

SOWERBYS

THE STORY OF

1a Melton Drive

Hunstanton, Norfolk
PE36 5DD

Family Home

Sitting/Dining Room

Kitchen

Three Bedrooms

Family Bathroom

Enclosed Rear Garden

Driveway

Garage

Close to Town Centre

No Upward Chain

Ideally positioned just a short stroll from the town centre and seafront, this appealing family home offers a wonderful opportunity to enjoy coastal living with everyday amenities and seaside walks close at hand.

A spacious sitting/dining room provides an excellent setting for both relaxing and entertaining, with doors opening directly onto the rear garden and allowing the living space to flow effortlessly outdoors. The kitchen is conveniently positioned nearby, while the first floor offers three well-proportioned bedrooms and a family bathroom.

Outside, the enclosed rear garden is predominantly laid to lawn, complemented by a patio area ideal for outdoor dining and enjoying the warmer months. A rear gate provides access to the driveway and garage, offering valuable off-road parking and additional storage.

Combining a convenient location with comfortable family accommodation and a private garden, this home would make an excellent choice for families, first-time buyers or those seeking a coastal property within easy reach of the town and sea.

SOWERBYS HUNSTANTON OFFICE
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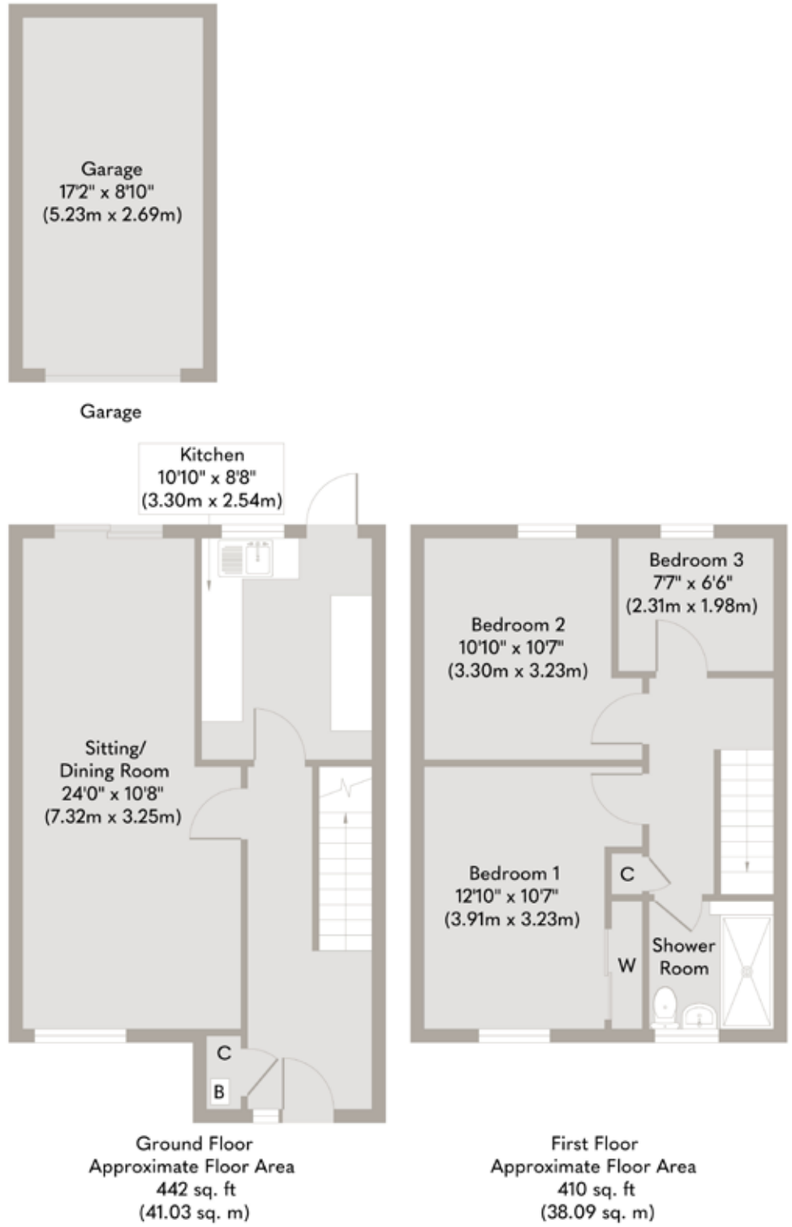












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 Sowerbys



"...a wonderful opportunity to enjoy coastal living with everyday amenities and seaside walks close at hand."

SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 9119-3967-0200-1796-5200

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: /// uncle.improves.promotion

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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