



THE STORY OF

3 Avocet Avenue

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

3 Avocet Avenue

Hunstanton, Norfolk
PE36 5PX

Modern Family Home

Generous Accommodation Throughout

Open Flow Kitchen/Diner

Ground Floor WC

Three Double Bedrooms

En-Suite to principal

Family Bathroom

Enclosed Rear Garden

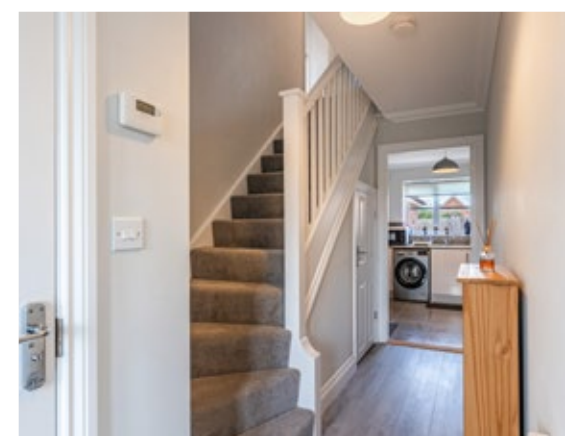
Car Port and Garage

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





This beautifully presented modern family home occupies a popular position within the Butterfield Rise development and has been lovingly maintained by the current owners, offering a stylish and welcoming home ready to move straight into.

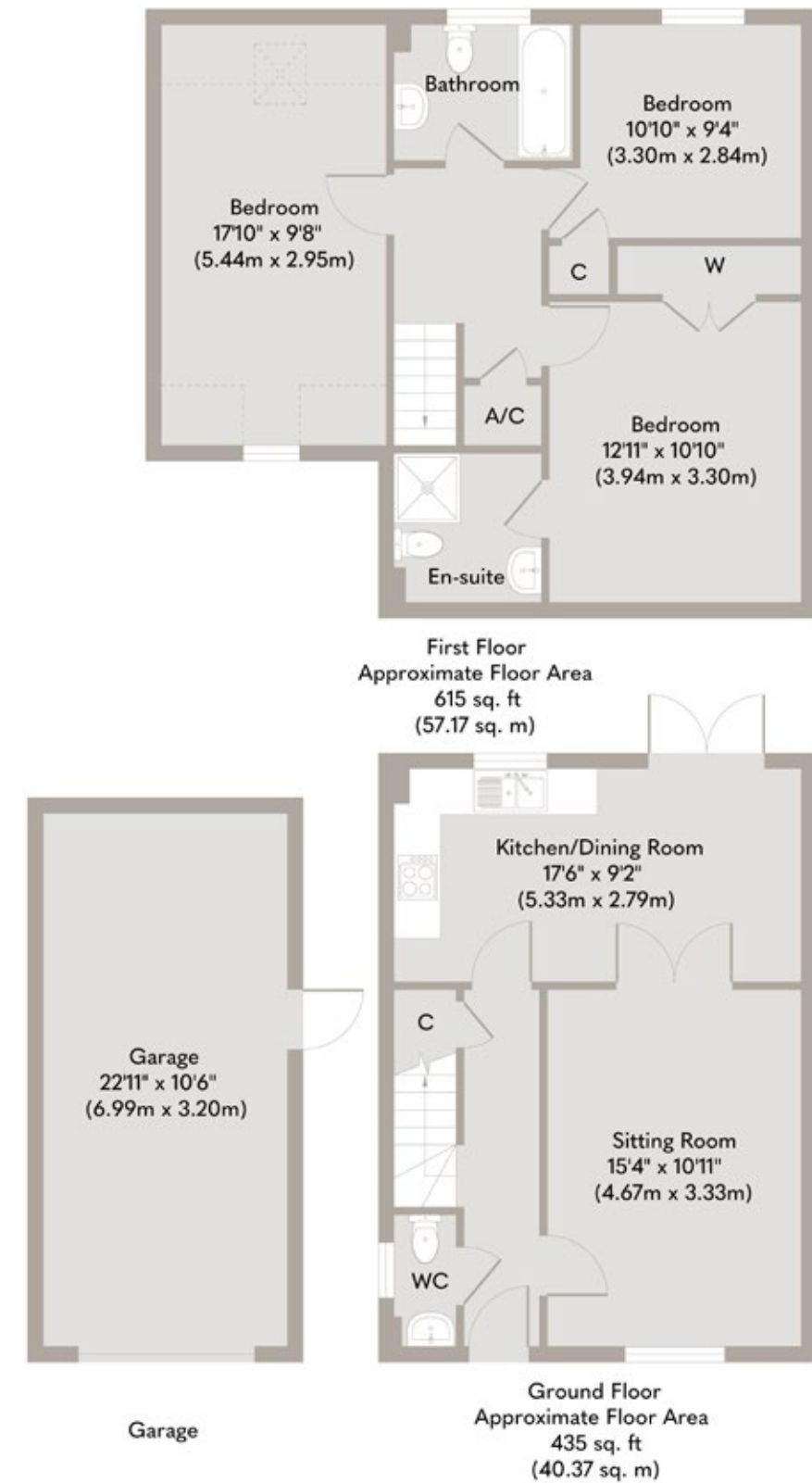
The ground floor is centred around a bright and airy sitting room, with French doors opening through to the kitchen diner and creating a wonderful sense of flow for modern family living. The kitchen diner overlooks the rear garden and provides a sociable space for everyday meals and entertaining, while a useful ground floor W.C. completes this level.

Upstairs, there are three well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a separate family bathroom.

Outside, the property continues to impress with a driveway to the side leading to a carport and garage, providing excellent parking and useful storage. The enclosed rear garden is predominantly laid to lawn, offering a safe and versatile space for children to play, as well as plenty of scope for outdoor dining and summer entertaining.

With its excellent decorative order, generous accommodation and family-friendly garden, this is a wonderful home for those looking for modern living in a popular residential setting.





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.

Copyright V360 Ltd 2026 | www.houseviz.com

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 peaceful place to come home to, with everything you need for contemporary family living."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0310-3630-9080-2699-8221.

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: ///windpipe.fight.noun

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

