

8 Melton Drive, Hunstanton, PE36 5DD



Cruso & Wilkin

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Hunstanton, Norfolk PE36 5DD

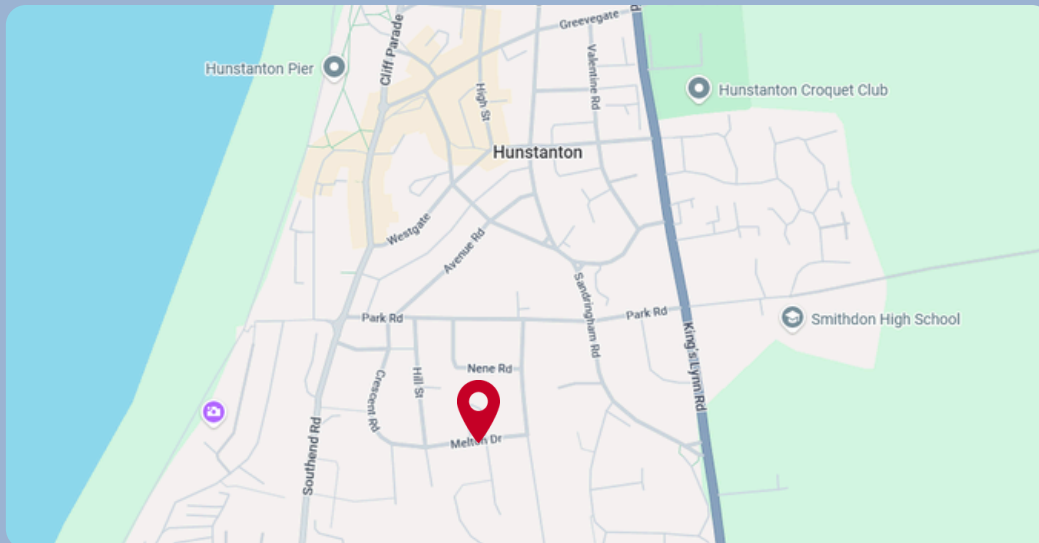
For Sale £225,000
Asking Price



**Three Bedroom Semi-Detached
House with no onward chain**

Location

The property is located on Melton Drive a residential area close to the town centre and beach front.



2 8 Melton Drive, Hunstanton



We all want to be beside the seaside, Hunstanton is a traditional coastal town, unique as it is the only west facing town on the east coast and home to stunning sunsets.

Melton Drive is a situated in a residential area within easy reach of the town centre, schools and beach front.

Hunstanton itself has many amenities, including supermarkets, GP surgery, pharmacy, and schools, namely, Glebe House School & Nursery, Hunstanton Primary and Smithdon High.

Postcode
PE36 5DD



///porridge.hounded.fish

Cruso & Wilkin

Description

Offered with no onward chain is this substantial and spacious three bedroom semi-detached house situated in a residential area of Hunstanton.

The property now in need of updating and modernisation is vacant and ready for its new owners to make their mark. There is scope with relevant planning to extend and reconfigure the layout.

Accommodation at the property briefly comprises of; entrance hall, cloakroom, living room, dining room, kitchen and conservatory to the ground floor. Three bedrooms and shower room to the first floor.

The property has the benefit of majority uPVC double glazing and gas central heating. There is a dedicated parking space, low maintenance front garden and private rear garden.



Accommodation Details

GROUND FLOOR

Entrance Hallway

Wooden entrance door with stained glass panel and window to the front aspect. Doors to cloakroom, living room and dining room. Stairs to first floor. Under stairs storage cupboards and smoke alarm.

Cloakroom

Obscured window to the front aspect. Tile effect vinyl flooring and W.C.

Dining Room (3.37m x 3.32m 11'11" x 10'11")

Two windows to the rear aspect and radiator.

Living Room (4.51m x 3.32m 14'9" x 10'11")

Window to rear aspect looking into conservatory, doors to rear aspect leading into conservatory. Wall mounted ceiling fan light, radiator and electric coal effect fire. Door into kitchen.

Conservatory (3.46m x 2.24m 11'4" x 7'4")

Windows to the side and rear aspects. Wood effect laminate flooring and radiator.

Kitchen (3.44m x 2.10m 11'3" x 6'11")

Window to the front aspect. Tile effect vinyl flooring, range of wall and base units with worktop over and part tiled walls. Stainless steel sink and drainer unit with hot and cold mixer tap over. Space and point for gas cooker, space and plumbing for washing machine and radiator. Pantry cupboard with obscured single glazed wooden framed window to the front aspect and shelving.

Lobby

Door and window to the side aspect and tiled flooring. Storage cupboard and door to;

Store Room (3.05m x 1.90m 10' x 6'3")

Window to the side aspect and wall mounted gas boiler.



Accommodation Continued

FIRST FLOOR

Stairs & Landing

Window to the front aspect, access to loft and doors to all rooms;

Shower Room

Window to the front aspect, vinyl flooring and part tiled walls. W.C., pedestal hand wash basin with hot and cold taps over. Large shower tray with glass doors having electric shower over. Airing cupboard containing hot water tank and shelving. Radiator and electric wall mounted heater.

Bedroom One (4.29m x 3.32m 14'1" x 10'11")

Two windows to the rear aspect, radiator and built in cupboard.

Bedroom Two (3.66m x 3.32m 12' x 10'11")

Window to the rear aspect, radiator and built in cupboard.

Bedroom Three (2.90m x 2.10m 9'6" x 6'11")

Window to the front aspect, radiator and built in cupboard.



Outside

Outside Front

Low level brick wall to front boundary. Low maintenance garden area laid to gravel. Path to front door and path to side gate allowing access to side and rear of property. To the left hand side is a brickweave parking space with brick wall surround to one side and rear. Additional area beyond parking space laid to lawn.

Rear Garden

Fully enclosed by timber fencing having patio area directly from conservatory with steps up to lawn area also having mature shrubs and trees.

Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendor's Agent whose decision acting as Experts shall be final.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Services

The property benefits from mains electricity, gas, water and drainage.

Tenure

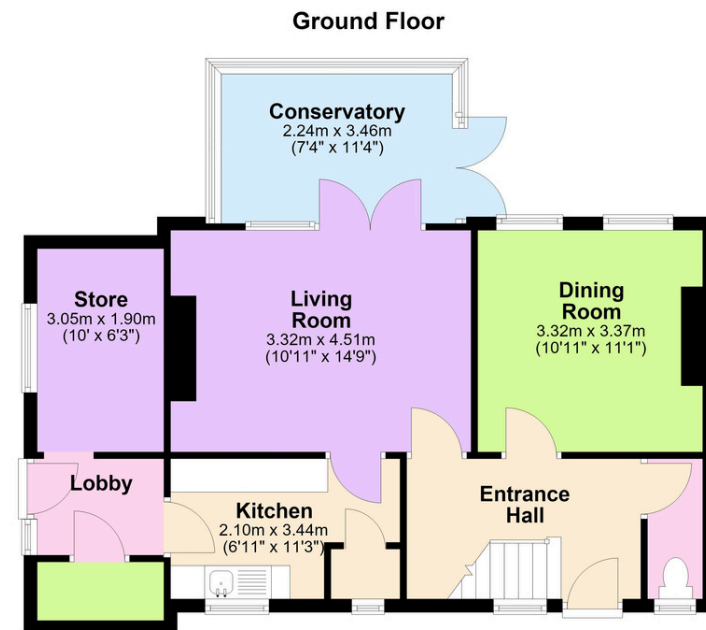
The property is freehold and will be sold with vacant possession being provided upon completion.

Measurements

All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Floor Plans

For reference only not to scale.



Local authority

Borough Council of King's Lynn & West Norfolk
King's Court
Chapel Street
King's Lynn
PE30 1EX

Telephone: 01553 616200

Council Tax

The Council Tax Band for this property is B with the Council Tax payable for 2026 to 2027 being £1912.49

Energy Performance Certificate

EPC 8 Melton Drive, Hunstanton, Expires October 2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Money Laundering Regulations

Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to provide (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or bank statement), together with proof of funds on acceptance of an offer. We will be undertaking an external credit check with Smart Search on the Purchaser. This will not affect the Purchaser's Credit Rating

Important Notice

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