

16 Queens Gardens, Hunstanton



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Hunstanton, Norfolk

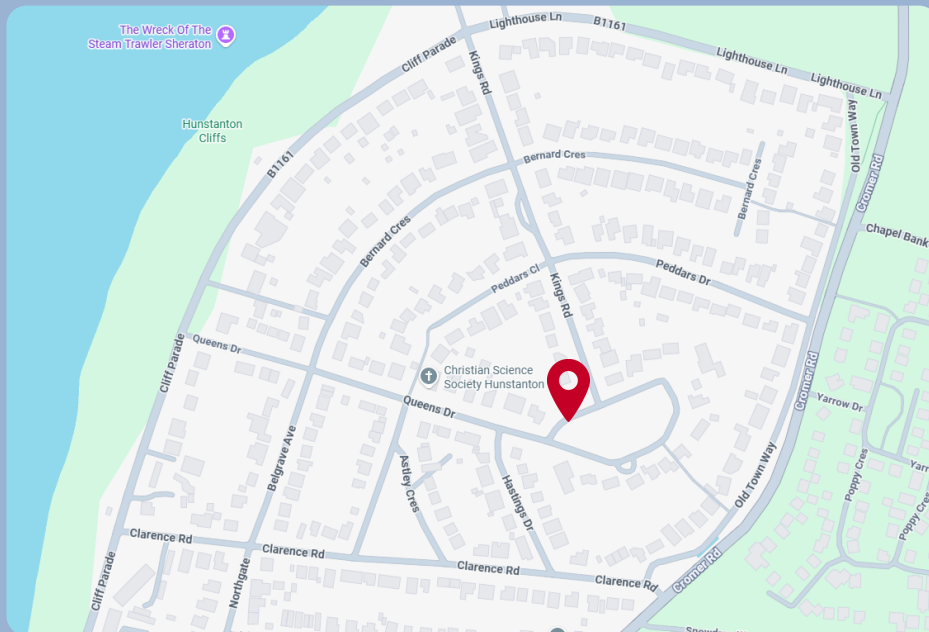
TO LET: £1200 pcm



Delightful three bedroom detached bungalow, available soon.

Location

The property is located in the coastal town of Hunstanton on the North Norfolk Coast



Situation and Direction

A beautifully presented two/three bedroom bungalow in a quiet, well-established residential area of Hunstanton. This attractive bungalow offers comfortable, single-level living with a private garden, driveway parking and a peaceful setting. It is ideal for anyone looking to downsize or simply enjoy the ease and convenience of bungalow living.

From our office in Hunstanton head north on Northgate. At end of road proceed straight across onto Belgrave Avenue, turn right onto Queens Drive, turn left onto Queens Gardens property is located on the left hand side.



Postcode
PE36 6HD



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Description

Situated in a quiet and pleasant position over looking Queens Gardens. The bungalow has a modern feel with quality fixtures and fittings throughout including solid oak internal doors. Individually and cleverly designed kitchen complete with extra storage and granite worktops and splashbacks. The kitchen is fully equipped with built in appliances including dishwasher, washing machine, fridge, freezer, oven, microwave oven and hob.

Accommodation at the property briefly comprising of; hallway, living room, bedroom three / study, utility, cloakroom, kitchen, two double bedrooms, seperate W.C. and shower room.



OUTSIDE FRONT

Low level brick boundary wall to front with opening leading to gravelled parking, pedestrian gate and vehicular gate leading to parking. Hedging to each side of the boundary. Lawn area with mature shrubs and path leading to side of the bungalow. Recessed entrance door to the side with lighting over and tiled floor.

LIVING ACCOMMODATION

Hallway

UPVC double glazed entrance door with obscured glass panels to side. Wood effect laminate flooring, access to loft, radiator, Nest heating controls, smoke alarm. Cupboard containing Baxi Platinum gas combi boiler (hot water on demand), radiator and shelving. Storage cupboard with additional storage over.

Living Room (6.36m x 3.59m 20'10" x 11'9")

UPVC double glazed windows to the front aspect and the side aspect, wood effect laminate flooring. Radiator, coal effect gas fire set in tiled fireplace. TV Point. Door to Bedroom 3 and sliding door to Kitchen.

Bedroom Three / Study (2.81m x 2.57m 9'3" x 8'5")

UPVC double glazed window to the front aspect. Wood effect laminate flooring, four inset ceiling lights, radiator and sliding door into utility space.

Utility

UPVC double glazed door to rear with obscured glass panel. Wood effect laminate flooring. Worktop with inset stainless steel sink and drainer unit having hot and cold mixer tap over. Cupboard under worktop with space and venting for tumble dryer. Tiled splashbacks and two inset ceiling lights. Sliding door into Cloakroom.

Cloakroom

UPVC double glazed obscured window to the rear aspect, tiled flooring. Two inset ceiling lights, W.C., hand wash basin set in vanity unit with hot and cold mixer tap over and tiled splashback.

Kitchen (4.94m x 2.57m 16'2" x 8'5")

UPVC double glazed obscured window to the side aspect, wooden door leading into Porch. Wood effect laminate flooring, six inset ceiling lights and heat detector. Range of matching wall and base units with granite worktop and splashbacks. Integrated eye level electric oven and microwave oven, four ring electric hob with extractor hood over. Integrated butler sink with swan neck hot and cold mixer tap over. Hidden pantry unit with further storage and shelving within. Integrated; washing machine, dishwasher, fridge and freezer.

Bedroom One (3.69m x 3.62m 12'1" x 11'10")

UPVC double glazed window to the side aspect, wood effect laminate flooring and radiator.

Bedroom Two (3.69m x 2.64m 12'1" x 8'8")

UPVC double glazed window to the side aspect, wood effect laminate flooring and radiator.

Cloakroom

UPVC double glazed obscured window to the side aspect, tiled flooring and part tiled walls. W.C.

Accommodation Details Continued

Shower Room

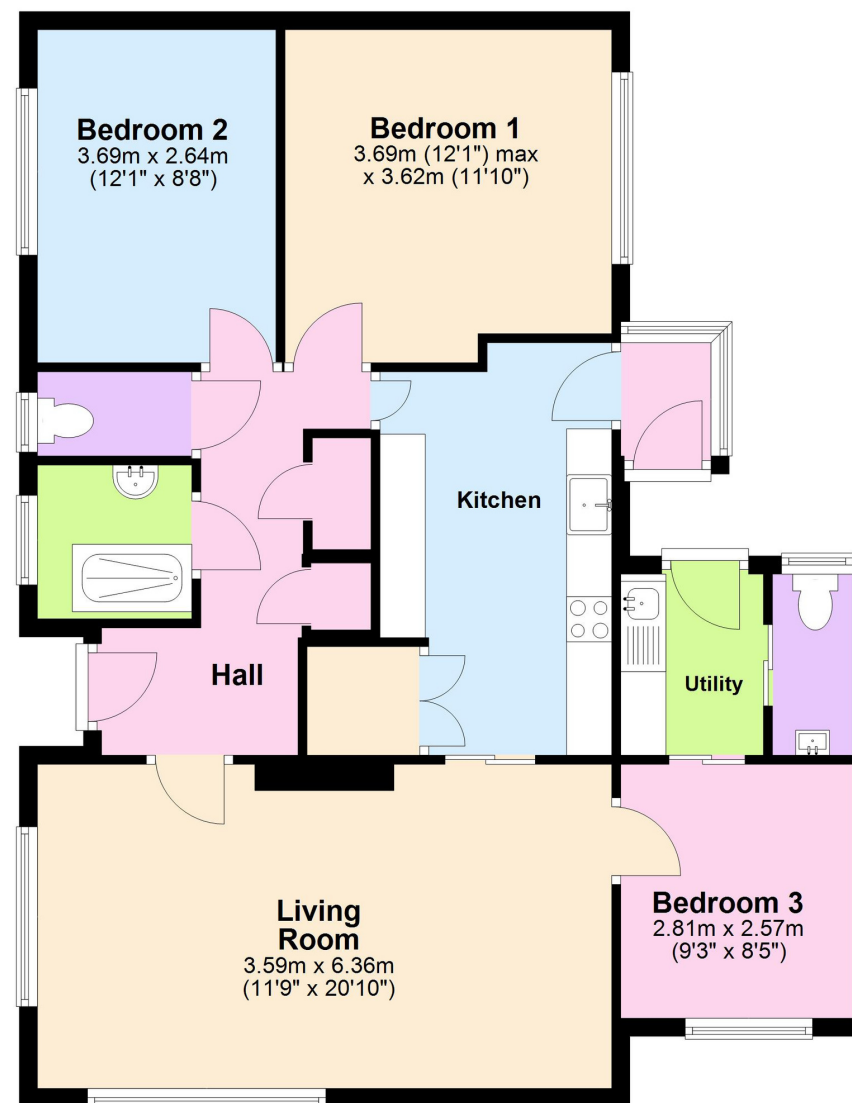
UPVC double glazed obscured window to the side aspect, tiled flooring and fully tiled walls. Large shower unit with glass fixed door and thermostatic shower over. Hand wash basin set in vanity unit. Heated towel rail and underfloor heating.

OUTSIDE

The main garden for the bungalow is situated to the side and comprises of a lawn area surrounded by mature hedging, trees and shrubs. There is a path to the very rear of the bungalow which leads to gated access to enclosed patio area accessed from the side porch off the kitchen or utility room.



16 Queens Gardens



We are seeking tenants who will appreciate a tranquil, well-maintained home, take pride in caring for the property and garden and enjoy being part of a quiet neighbourhood. The bungalow would particularly suit those looking for a relaxed lifestyle and a place to call home for the longer term.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the 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, mains water, mains drainage and mains gas central heating.

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.



Deposit

A deposit of £1300.00 will be payable prior to the commencement of the tenancy. The deposit is held by the Landlord as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the Tenancy:

1. Return of the deposit will be held by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the Tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidation's payable.

Local authority

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

Phone: 01553 616200

Council Tax

The Council Tax Band for this property is C with the Council Tax payable for 2025 to 2026 is £2185.72

Energy Performance Certificate

EPC rating D, valid until September 2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 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, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.





Tel: 01485 535600

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Sole Agents:
Cruso & Wilkin, The Estate Office2 Northgate, Hunstanton, Norfolk, PE36

Cruso & Wilkin



Nicola Lee
Property Consultant
nl@crusowilkin.co.uk
01485 535600