



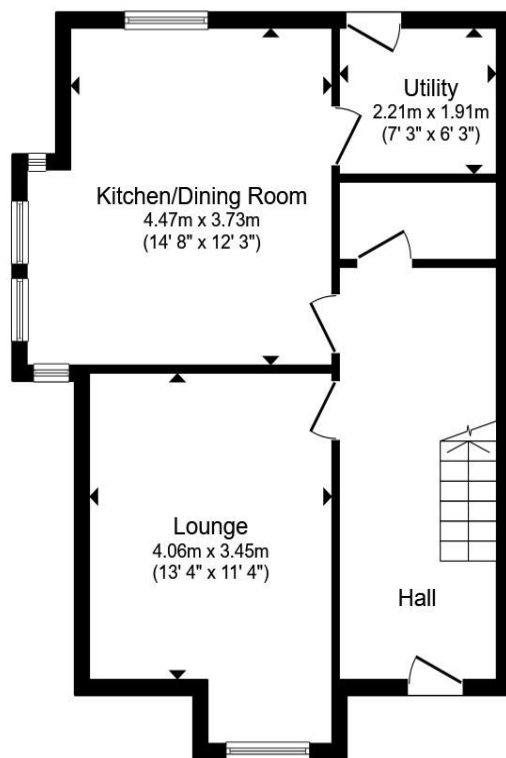
New House Adj To Avenue Road, Hunstanton PE36 5BW

Welcome to

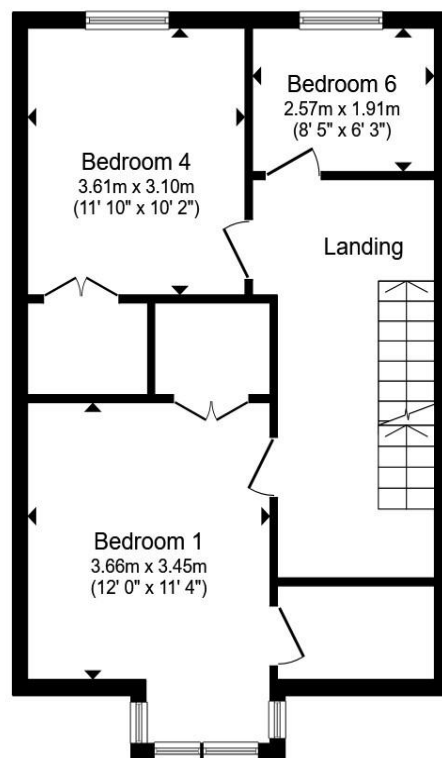
New House Adj To Avenue Road, Hunstanton

New build nearing completion. This impressive three-storey home is conveniently situated in Hunstanton's town centre conservation area, offering spacious and versatile accommodation arranged over three floors. The ground floor features a welcoming lounge, generous kitchen/dining room with direct access to the outside, separate utility room and cloakroom. The first floor provides two bedrooms, including a principal bedroom with en-suite, together with a further bedroom, family bathroom and useful built-in storage. The second floor offers two further bedrooms, one benefiting from an en-suite, providing excellent flexibility for family members, guests or home working. With its attractive traditional exterior, generous proportions and thoughtfully designed layout, this new home offers the opportunity to purchase a brand-new property nearing completion. Early viewing is highly recommended. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

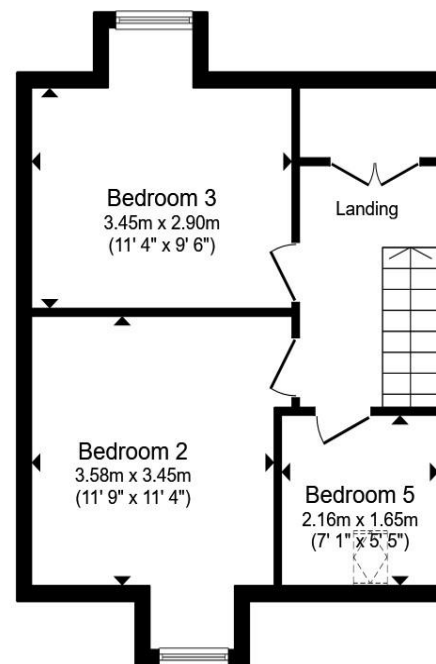




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

Kitchen / Dining Area

Utility

First Floor Landing

Bedroom One

Bedroom Four

Bedroom Six

Second Floor Landing

Bedroom Two

Bedroom Three

Bedroom Five

Total floor area 146.1 m² (1,572 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

New House Adj To Avenue Road, Hunstanton

- New build nearing completion
- Hunstanton town centre conservation area
- Three-storey accommodation
- Four bedrooms
- Two en-suite bedrooms
- Spacious kitchen/dining room
- Separate utility and ground-floor WC
- Family bathroom and versatile layout

Tenure: Freehold EPC Rating: Exempt

£650,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107246



Property Ref:
HUN107246 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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