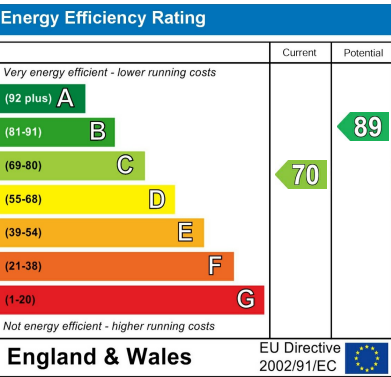


DIRECTIONS

Sat Nav PE36 5JG What Three Words: organist.renting.undertone



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



brittons
estate agents

www.brittons.net



36, Princess Drive Hunstanton King's Lynn, Norfolk PE36 5JG

THREE BEDROOM SEMI DETACHED BUNGALOW IN COASTAL
LOCATION WITH SWEEPING DRIVEWAY

Hunstanton

£269,500 Freehold

01553 692828
sales@brittons.net





HALLWAY

Fitted carpet, radiator, airing cupboard

LOUNGE

Wood effect flooring, patio doors to the sun room, distant sea views, double radiator.

KITCHEN

Range of base, wall and drawer units with worktop over. Stainless steel sink with mixer tap over, set below window to the side aspect. Wall mounted glow worm gas boiler. Fitted appliances are only approximately two years old. Integrated electric hob and oven with extractor hood over.

CONSERVATORY

Fitted carpet, views over garden and sea views into the distance. Door to side aspect.

BATHROOM

Three piece suite comprising of a hand wash basin, W.C and bath with thermostatic shower over. Fully tiled with non slip flooring and an obscured window to the side aspect.

BEDROOM ONE

Fitted carpet, double radiator and window to front aspect.

BEDROOM TWO

Fitted carpet, window to side aspect, radiator.

BEDROOM THREE

Fitted carpet, window to front aspect.

FRONT GARDEN

Mainly laid to lawn with ample parking for multiple vehicles.

REAR GARDEN

Mainly laid to lawn, patio area, fully enclosed. Steps down to further hard standing area.

GARAGE

Single garage with up and over door.

IMPORTANT INFORMATION

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.
*While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or

Nestled in the charming seaside town of Hunstanton, this delightful semi-detached bungalow on Princess Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat by the coast. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The bungalow features a generously sized kitchen, which is well-equipped and designed for both functionality and style. The property is presented to a high standard, ensuring that you can move in with ease and start enjoying your new home right away. One of the standout features of this property is the distant sea views, allowing you to enjoy the beauty of the coastline from the comfort of your own home. The long driveway provides ample parking for up multiple vehicles, adding to the convenience of this lovely residence. Situated in a very popular seaside location, you will find yourself just a short distance from the beach and local amenities, making it an ideal spot for those who appreciate the charm of coastal living. Whether you are looking for a permanent residence or a holiday home, this bungalow offers a wonderful opportunity to embrace the relaxed lifestyle that Hunstanton has to offer. Don't miss the chance to make this well-presented property your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, window, doors and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as such for any planning purposes. The various pictures and photographs shown here are for guidance purposes only and do not constitute any part of an offer or contract.
Made with Metreplan (2022) 10/20/2022



