

COASTAL LINKS



YOUR NEW LIFESTYLE IN
EVERY SUNRISE & EVERY SWING

PRIME OLD HUNSTANTON LOCATION

JUST MOMENTS FROM THE BEACH &
HUNSTANTON GOLF CLUB

SEAMLESS INDOOR-OUTDOOR CONNECTION

STRIKING CONTEMPORARY COASTAL DESIGN

EXPANSIVE OPEN-PLAN LIVING SPACES

FOUR BEAUTIFULLY APPOINTED
EN-SUITE BEDROOMS

PRINCIPAL SUITE WITH DRESSING
AREA & PRIVATE BALCONY

PRACTICAL UTILITY & BOOT ROOM

TRANQUIL VILLAGE SETTING

REFINED COASTAL LIFESTYLE

SEA VIEWS AND PERFECT FAIRWAYS AWAIT

Tucked away in the picturesque village of Old Hunstanton, Coastal Links offers an exceptional lifestyle opportunity – just moments from golden sands, the water's edge, and the renowned Hunstanton Golf Club. This newly built home is a haven for those who appreciate the finer things in life: the outdoors, leisure, and understated luxury.

At its heart lies an expansive open-plan lounge, kitchen, and dining space, seamlessly blending indoor and outdoor living. Whether hosting friends or enjoying quiet evenings in, natural light floods the room, creating a warm and welcoming atmosphere – the perfect retreat after a round of golf or a walk along the shore. A well-considered utility and boot room add a practical touch, ideal for golf clubs or sandy beach gear.

Upstairs, generous bedrooms arranged across two floors each enjoy their own en-suite, offering comfort and privacy for all. The principal suite is a true sanctuary, complete with a dressing area and balcony – an idyllic spot for morning coffee, coastal breezes, and sweeping views.

With the sea and the fairway at your doorstep, Coastal Links is more than a home – it's a way of life where every day begins with the sound of the waves and ends in peaceful luxury.









FLOOR PLAN & MEASUREMENTS



Ground Floor Approximate Floor Area
Kitchen/Dining/Sitting Room

1,283 sq. ft (119.16 sq. m)
32'7" x 25'4" (9.93m x 7.72m)

First Floor Approximate Floor Area
Bedroom 1
Bedroom 2

934 sq. ft (86.77 sq. m)
20'10" x 20'6" (6.35m x 6.25m)
15'4" x 12'1" (4.67m x 3.68m)

Second Floor Approximate Floor Area
Bedroom 3
Bedroom 4

737 sq. ft (68.51 sq. m)
12'6" x 11'1" (3.81m x 3.38m)
14'10" x 13'5" (4.52m x 4.09m)

Total Approximate Floor Area

2,954 sq. ft (274.44 sq. m)

SPECIFICATION

CONSTRUCTION

- Main roof natural grey slate.
- Featured sedum roofs on part.
- Featured curved Norfolk Flint walls. Internal and external.
- Feature tapering Flint Chimney stack.
- Seamless aluminium guttering.
- Oak fascia soffits and external cladding.
- Eco Rend Portland stone maintenance free render to part external.
- Triple glazed aluminium windows.
- Triple glazed aluminium front door.
- Triple glazed sliding patio door.
- Natural slate copings to parapets.

EXTERIOR

- Paved outside entertaining space designed to capture the sun.
- 4m x 4m Gazebo with tilt and turn roof, full blinds to three sides, external heater and lighting.
- External kitchen to include gas BBQ, wine cooler and sink.
- External power to outside kitchen area.
- Fully turfed rear garden.
- Gravel drive with block paved edging.
- Mature tree planting to boundaries.
- Norfolk Black Estate railings to front elevation.
- Close-boarded fence (1.8m high) to all boundaries.
- Fully planted planter on the rear patio.
- Fully planted flower bed to front elevation.
- Composite decking to balconies.
- Balconies fully glazed with curved glass feature.
- Modern bespoke designed metal side gates to rear garden.
- Hot and cold external shower.
- Large porcelain ceramic slabs to patios.
- Car charging point.
- Burglar alarm.

INTERIOR

- Feature flint fireplace with black hanging fire bob.
- Feature flint and brick wall to entrance hall
- Natural thick slate hearth.
- Brushed brass door furniture.
- Brushed brass electrical fascia plates.
- Glass balustrades to staircases.
- Carpets by Cormar, Malabar Husk.
- Italian and Spanish Floor and wall tiles designed and supplied by Henry Rose Interiors of Cambridge
- Smart Heat miser system to operate heating system remotely
- Built in Wardrobes from Mirror Image.
- Wi-Fi repeaters.

KITCHEN / UTILITY ROOM

- Kitchens designed and installed by Henry Rose Interiors of Cambridge.
- Kitchen by Rotpunkt.
- Ceramic worktops.
- Appliances by Neff: Combi microwave oven, slide & hide oven, coffee machine, Bora vented hob, tall fridge, tall freezer, Neff 44-bottle wine cooler set within drinks cabinet, including undermount bar sink with tap.
- Quooker Flex boiling tap with Cube fizzy and chilled filter water.
- Pop-up electrical power bank with USB.
- Bosch washing machine.
- Bosch dryer.

EN-SUITES AND BATHROOMS

- All en-suites and bathrooms designed by Henry Rose Interiors of Cambridge.
- All bathrooms designed as wet rooms.
- Integrated rainfall shower heads built into the ceiling by Crosswater.

- Brushed brass sanitaryware by Crosswater.
- Brushed brass heated towel rails and towel holders by Crosswater.
- Underfloor heating to all bathrooms

FLOORING AND LIGHTING

- All glazed tiling designed and supplied by Henry Rose Interiors of Cambridge.
- Pooky brushed brass wall lights.
- Feature Pooky lights over kitchen islands.

GENERAL INFORMATION

- Show furniture can be included under separate negotiation.

- Samsung Air Source Heat Pump for water and heating.
- Underfloor heating to ground floor and radiators to upper floors.
- Mains water, electricity and drainage.
- High-speed broadband.
- 10 Year Build Zone Warranty.
- Central Heating, Appliances and Fenestration Guaranteed.
- Predicted EPC rating B.

Agent's Note

- Please note that internal images are from Plot 1, Greenview House.
- Please note that the glass on the rear balcony has been edited in.

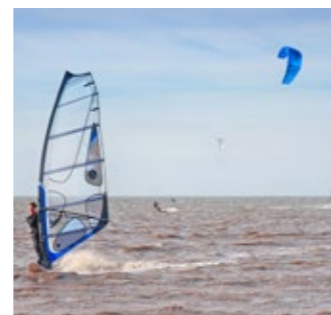




EXPLORE BEAUTIFUL NORFOLK

A coastal treasure, Old Hunstanton has golden beaches, charming cottages, and a wonderful history create an idyllic atmosphere. The village offers breathtaking views from its iconic striped cliffs, a historic lighthouse, and the 13th-century ruins of St Edmund's Chapel. Stroll through dunes and pine forests to reach the serene beach, the perfect spot for enjoying sunny days or watching unforgettable sunsets over The Wash. For a taste of fine dining, visit the Michelin-starred Neptune, or experience local hospitality at The Lodge or the Ancient Mariner. A village store and craft centre ensure every need is catered to.

The surrounding area is rich in character and activities. Just south, Hunstanton, affectionately known as Sunny Hunny, offers family-friendly attractions and classic seaside fun. To the east, Thornham and Brancaster provide scenic marsh walks, fine dining, and top-tier golf at Royal West Norfolk Golf Club. A little further, Burnham Market charms with boutique shopping and gourmet delights, while Holme-next-the-Sea invites nature lovers to explore the Holme Dunes Nature Reserve. This stretch of the Norfolk coast is a haven for relaxation and adventure.



CREATING DISTINCTIVE HOMES

Dedicated to crafting exceptional new homes across the East of England, Willow Group Estates Ltd has a primary focus on North Norfolk, while also expanding into Hertfordshire and Bedfordshire.

With more than 30 years of experience, Phil and John began their careers as subcontractors for national housebuilders before shifting to high-end developments a decade ago. Their deep expertise is further supported by Steve's extensive background in private equity, ensuring a strong financial foundation for the business. Buyers can be confident in the solid financial backing of Willow Group Estates.

After years of building standard, mass-market housing for national developers, Willow Group is committed to setting a new standard. Embracing unique challenges, they have built an impressive portfolio of distinctive projects, including the conversion of churches, windmills, convents, Grade II listed barns, and even a former Grade II listed school.

"We bring the vision from our bespoke conversions into our new builds, setting us apart," says the team. "We refuse to settle for ordinary. Our commitment is always to deliver exceptional quality and ensure our buyers are delighted. Our reputation is built on this, and we strive to make every homeowner proud to recommend us to family and friends."



FINDING YOUR NEW BUILD

COASTAL LINKS

Waterworks Road, Old Hunstanton, PE36 6JE

LOCATION - WHAT3WORDS: ///model.intervene.totals



For all enquiries, contact

SOWERBYS

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Some external images have been virtually renovated for representative purposes. 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.

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