

THE STORY OF

# 8 Avocet Avenue

*Hunstanton, Norfolk*

SOWERBYS

THE STORY OF

# 8 Avocet Avenue

Hunstanton, Norfolk
PE36 5PX

Spacious Detached Bungalow

Modern Property in a Popular Seaside Town

Quiet and Desirable Residential Road

Generous Lounge/Dining Room and Kitchen

Three Well-Proportioned Bedrooms

Principal En-Suite and Family Bathroom

Ample Driveway Parking

Garage with Direct Access to the
Low Maintenance Rear Garden

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Situated in a quiet and desirable road, this spacious modern detached bungalow offers well-proportioned and versatile accommodation, making it an appealing choice for those seeking comfortable single-storey living in a popular coastal town.

The accommodation centres around a spacious lounge/diner, providing an excellent setting for both relaxing and entertaining, with doors opening directly onto the rear garden. The kitchen is well placed for everyday living, while three bedrooms offer flexibility for family, guests or those looking to create a home office. The principal bedroom benefits from an en-suite shower room, complemented by a family bathroom.

Outside, a driveway provides ample off-road parking and leads to the garage, which benefits from an additional door giving access to the rear garden. Designed with ease of maintenance in mind, the enclosed rear garden provides a practical outdoor space to enjoy without the upkeep of a lawn, ideal for those looking for a lock-up-and-leave lifestyle or simply more time to relax.

An appealing modern bungalow offering versatile accommodation, excellent parking and garage facilities, together with a peaceful setting and an incredibly low-maintenance garden.













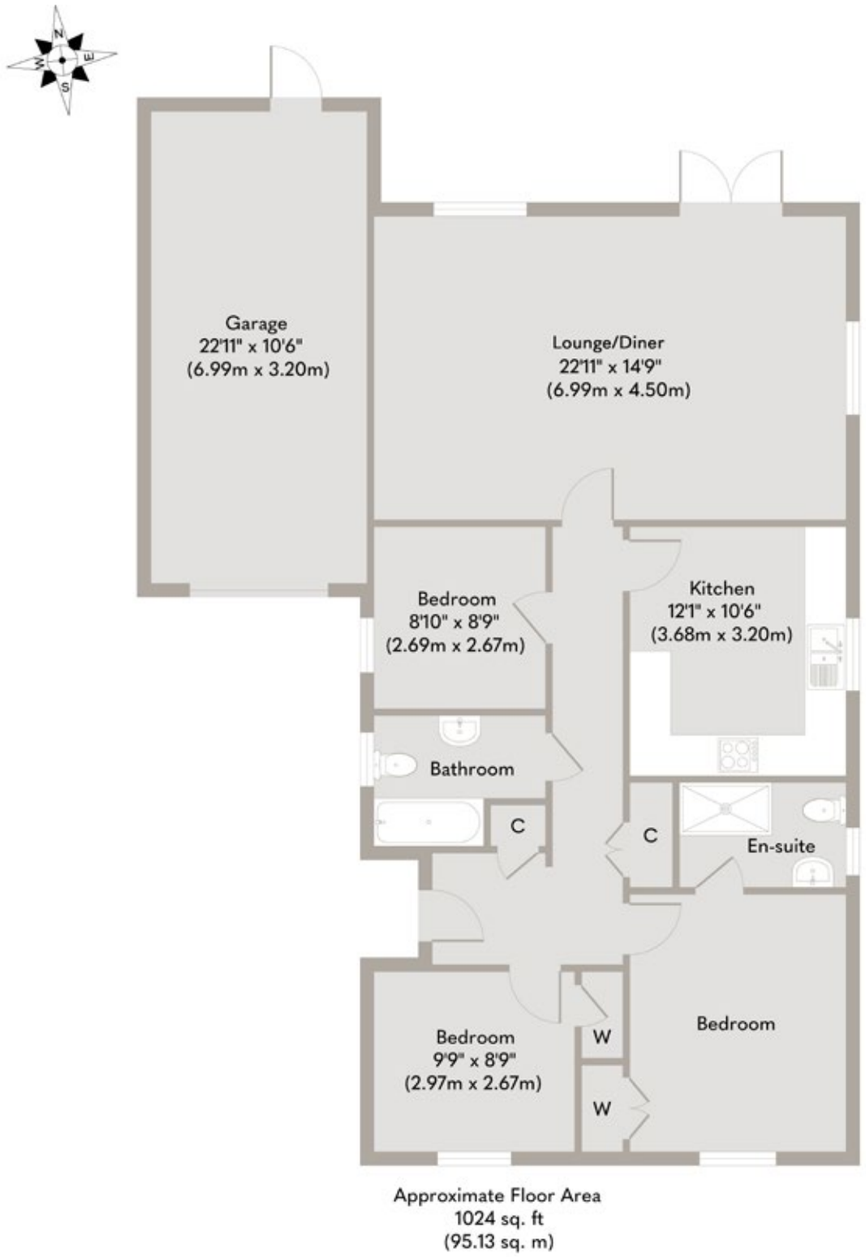













Approximate Floor Area
1024 sq. ft
(95.13 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# Hunstanton

## A VICTORIAN TOWN WITH WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.

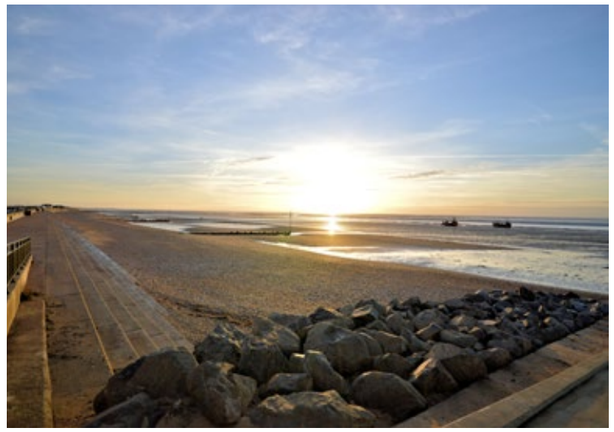









*Note from Sowerbys*



"From morning through to night, Hunstanton offers delightful walks along its glorious coastline."

### SERVICES CONNECTED

Mains electricity, water and drainage. Gas-fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref: 8130-7232-6540-7540-8226

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///enveloped.beside.ruby

### AGENT'S NOTE

There is an annual service charge for estate ground maintenance.
The last bill was £161.51 in December 2025.

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.

# SOWERBYS

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The Property Ombudsman

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