



Kings Lynn Road, Hunstanton, PE36 5EB

welcome to

Kings Lynn Road, Hunstanton

A substantial detached house in a central Hunstanton location offering spacious multi-generational living. Four bedrooms to the main house plus self-contained annex. Gardens, parking, gas central heating and double glazing. Viewing essential.

Description

Situated in a central location within the popular coastal town of Hunstanton, this substantial detached house, built by the current owners, offers exceptionally versatile and spacious accommodation, ideal for multi-generational living or those seeking flexible space to suit modern lifestyles.

The main house is entered via a welcoming entrance hall, with a ground floor WC. The principal living space is a spacious sitting room, with double doors opening into a conservatory/games room, creating a wonderful flow of space ideal for entertaining or family use. Further ground floor accommodation includes a fitted kitchen, dining area, study and a gym, providing a wide range of options for home working, leisure or hobbies.

On the first floor, the main house offers four bedrooms, served by a family bathroom and an en-suite shower room, making it well suited to larger families.

Accessed from the conservatory/games room is a self-contained annex, offering independent accommodation comprising a fitted kitchen, breakfast room, lounge, bathroom, bedroom and a further room which could be used as an additional bedroom, home office or hobby room. This space is ideal for extended family members, guests or dependent relatives.

The property benefits from gas central heating and double glazing throughout. Outside, there are gardens and parking, completing this impressive and highly adaptable home. Internal viewing is highly recommended to fully appreciate the size and layout.

Entrance Hall
Cloakroom
Kitchen
Utility Room
Dinning Area
Study
Gym
Sitting Room
Games Room - Conservatory
First Floor
Bedroom One
En Suite
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom
Ground Floor Annex
Kitchen
Lounge
Bathroom
Bedroom Five
Bedroom Six





view this property online williamhbrown.co.uk/Property/HUN106970



welcome to

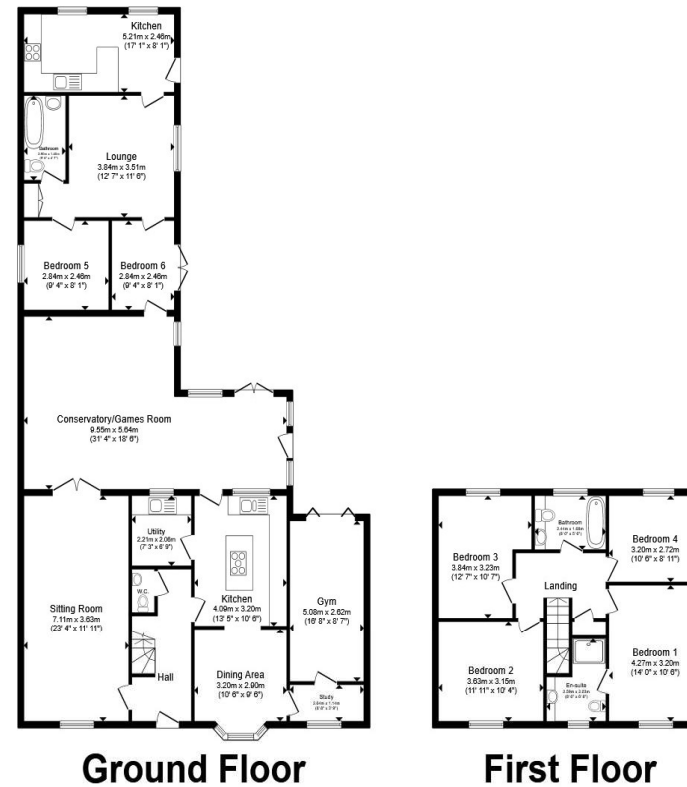
Kings Lynn Road, Hunstanton

- Detached house built by the current owners
- Central location in Hunstanton
- Spacious and versatile accommodation
- Ideal for multi-generational living
- Self-contained annex with kitchen, lounge, bedroom and bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£550,000



Total floor area 237.9 m² (2,561 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


william
h brown

view this property online williamhbrown.co.uk/Property/HUN106970



Property Ref:
HUN106970 - 0004

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.


william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk