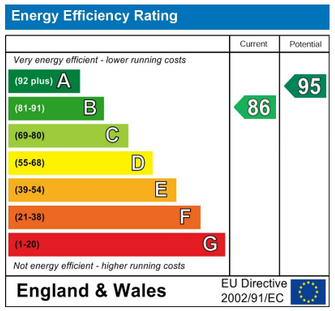
## DIRECTIONS

Sat Nav PE36 5PQ




## NOTES FOR PURCHASERS:

**MEASMEASUREMENTS:** All measurements quoted are approximate.

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

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"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.

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*"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.*

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7 Lapwing Lane Hunstanton PE36 5PQ

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**ENTRANCE HALL**
Welcoming bright entrance hall with two storage cupboards, and doors to W.C, utility and garage. Radiator. Stairs leading to first floor. Wood effect flooring.

**CLOAKROOM**
Comprising of hand wash basin and W.C

**UTILITY** 6'9 x 6'9 (2.06m x 2.06m)
Comprising of base units with worktop over, inset sink with mixer tap over, plumbing for washing machine and space for tumble drier. Door to the rear and door leading into the study (currently used as bedroom four)

**STUDY / BEDROOM FOUR** 10'7 x 6'3 (3.23m x 1.91m )
Fitted carpet, window to rear aspect and a double radiator.

**KITCHEN / DINER** 17'7 x 14'8 (5.36m x 4.47m )
Open plan kitchen diner with a range of base, wall and drawer units with worktop over. One and half bowl sink with drainer and mixer tap over, integrated over and gas hob with extractor hood over. Space for fridge freezer. Breakfast bar. Two windows to the rear and double doors leading into the lounge. Single radiator.

**LOUNGE** 17'7 x 15'10 (5.36m x 4.83m )
Fitted carpet, two windows both to the front aspect. Single radiator.

**BEDROOM ONE** 15'6 x 11'8 (4.72m x 3.56m)
Fitted carpet, window to the front aspect, two built in wardrobes, door leading to ensuite.

**ENSUITE** 6'1 x 6'1 (1.85m x 1.85m )
Comprising of three piece suite, to include a hand wash basin with mixer tap over, W.C, and a shower cubicle with thermostatic shower. Wood effect flooring.

**BEDROOM TWO** 10'11 x 10'4 (3.33m x 3.15m )
Fitted carpet, window to rear aspect and double radiator.

**BEDROOM THREE** 10'11 x 7'0 (3.33m x 2.13m )
Fitted carpet, window to rear aspect and double radiator

**BATHROOM** 7'7x 6'0 (2.31mx 1.83m )
Three piece suite comprising of a hand wash basin with mixer tap over, bath with mixer tap over and hand held shower attachment and a W.C. Tiled splashback surrounding bath and half height tiling surrounding bathroom. Wood effect flooring.

**GARAGE**

**IMPORTANT INFORMATION**
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*UNEXPECTEDLY RE-AVAILABLE WITH NO UPWARD CHAIN* Nestled on the charming Lapwing Lane in Hunstanton, this delightful mid-terrace house offers a perfect blend of modern living and coastal charm. Built just three years ago, the property is tastefully presented and comes with the added peace of mind of a valid NHBC warranty. Spanning three floors, this well-designed townhouse features a spacious open-plan kitchen diner on the first floor, ideal for both entertaining and family meals. The lounge, also located on this level, boasts distant sea views, creating a serene backdrop for relaxation. The ground floor hosts a versatile study, which can easily serve as a fourth bedroom, alongside a separate utility room that enhances the practicality of daily living. The property comprises three well-appointed bedrooms, including a master suite complete with an ensuite bathroom, ensuring comfort and privacy. With a total of two bathrooms, morning routines will be a breeze for the whole family. Outside, the well-maintained rear garden features a small patio area, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, the property includes parking for multiple vehicles and an integral garage, providing ample storage and convenience. This home is not only a wonderful place to live but also a fantastic investment in a sought-after location. With its modern amenities and proximity to the coast, it is an ideal choice for families or those seeking a peaceful retreat by the sea. Don't miss the opportunity to make this lovely property your own.




Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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The Runaway Pea
The Pirate Ned
The Buffalo
Room on the Broom
Hello Kitty Friends


LOOK AT THE SKY
TONIGHT
ALL OF THE STARS
HAVE A REASON
LIL PEEP
MARVEL


GAME ZONE