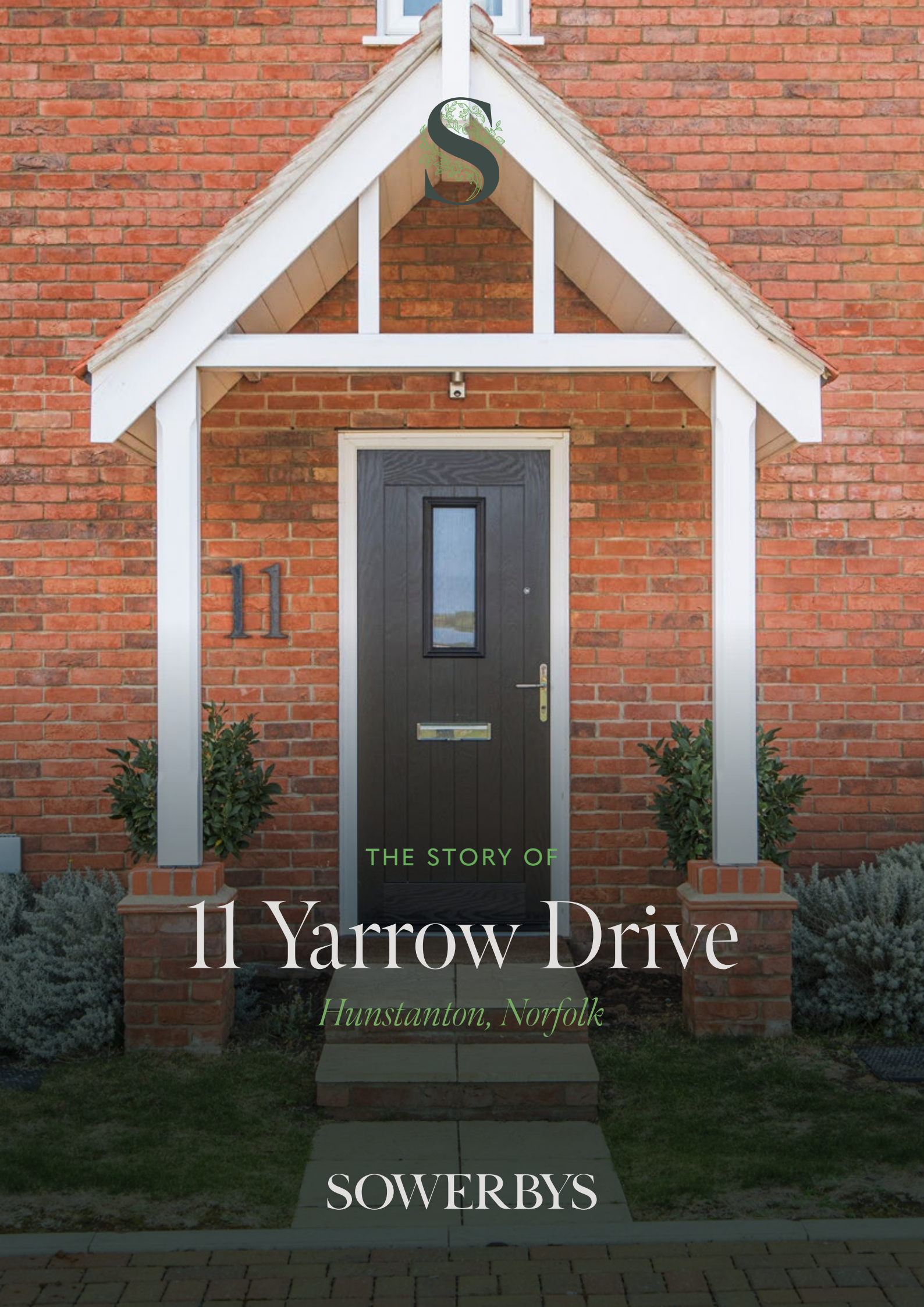


THE STORY OF

11 Yarrow Drive

Hunstanton, Norfolk

SOWERBYS

THE STORY OF

11 Yarrow Drive

Hunstanton, Norfolk
PE36 6FG

Modern Detached House

Generous Sitting Room

Kitchen/Breakfast Room

Snug

Ground Floor WC

Four Bedrooms

En-Suite to Principal Bedroom

Family Bathroom

Enclosed Garden

Garage and Off-Road Parking

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com















This spacious modern detached home has been lovingly cared for by the current owners and enjoys an enviable coastal setting, just a short stroll from the golden sandy beaches of Old Hunstanton. With distant sea views and well-proportioned accommodation, the property offers a wonderful opportunity for those looking for a comfortable family home close to the coast.

The heart of the home is the generous kitchen/ breakfast room, with french doors opening directly onto the enclosed rear garden, creating an easy connection between the inside and out. The good-sized sitting/dining room provides an ideal space for family life, whether relaxing together or entertaining friends, while the additional snug offers excellent flexibility as a home office, playroom or quiet retreat. A useful cloakroom completes the ground floor.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a separate family bathroom.

Outside, a driveway to the side provides ample parking and leads to the detached double garage, one half of which has been thoughtfully divided to provide useful storage and workshop space. The enclosed rear garden is predominantly laid to lawn, with a patio area providing the perfect setting for outdoor dining, children to play or simply enjoying the peace and tranquillity of this sought-after coastal location.

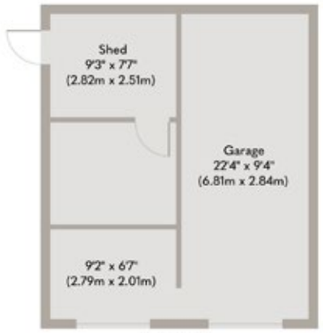
With the beach within easy walking distance, distant sea views and flexible family accommodation, this is a wonderful home for those looking to embrace the relaxed lifestyle that Old Hunstanton has to offer.





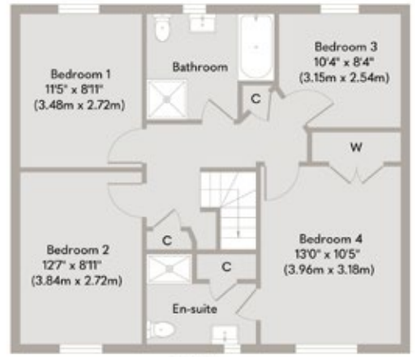




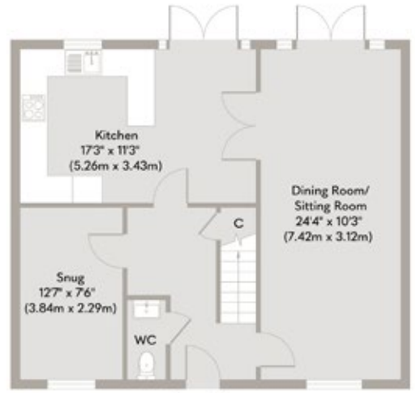


Outbuilding
Approximate Floor Area
143 sq. ft
(13.24 sq. m)





First Floor
Approximate Floor Area
673 sq. ft
(62.49 sq. m)



Ground Floor
Approximate Floor Area
673 sq. ft
(62.49 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



"...a wonderful home for those looking to embrace the relaxed lifestyle that Old Hunstanton has to offer."

SERVICES CONNECTED
Mains electricity, water and drainage. Air source heating.

COUNCIL TAX
Band D.

ENERGY EFFICIENCY RATING
B. Ref:- 3439-6539-2109-0857-1222

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: /// tooth.waitress.likening

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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