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# BIRDS

## ESTATE AGENTS

ESTABLISHED 37 YEARS

62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL



**WALNUT COTTAGE  
1A PEDDARS WAY  
HOLME-NEXT-THE-SEA  
PE36 6LE**

**Guide Price: £395,000  
freehold  
no onward chain**



**A 3 bedroom mid-terraced cottage  
located in the centre of this popular coastal village.**

**GROUND FLOOR  
PORCH • CLOAKROOM • LOUNGE • KITCHEN •**

**FIRST FLOOR  
THREE BEDROOMS • BATHROOM •**

**OUTSIDE:  
OFF ROAD PARKING FOR 2 CARS, REAR GARDEN.**

**SERVICES: MAINS WATER, DRAINAGE & ELECTRICITY  
COUNCIL TAX BAND: 'B'**



**TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION**

Walnut Cottage is a modern mid terraced property located in the centre of this popular coastal village. It has wooden flooring and open fireplace in the lounge, modern kitchen, three bedrooms and bathroom. Double glazing and electric central heating, and is presented in excellent condition throughout.

## GROUND FLOOR

### Entrance Lobby:

door to lounge and...

### Cloakroom:

hand basin, wc, electric towel radiator.

### Lounge: 16'2"x14' (4.94 x4.26)

wood flooring, feature fire place with open fire, radiator, stairs to first floor, double doors to...

### Kitchen: 16'5"x9'5" (4.92x2.89)

fitted with a range of modern base and wall units incorporating, fridge/freezer, washing machine, dishwasher, wine cooler, fan oven & grille, ceramic induction hob with extractor over, radiator, double doors to rear garden.

## FIRST FLOOR

### Landing:

Cupboard containing hot water cylinder.

### Bedroom 1 (front): 11'5"x9' (3.51x2.76)

fitted wardrobes, radiator.

### Bedroom 2 (rear): 9'1"x8'9" (2.76x2.72)

radiator.

### Bedroom 3 (front): 8'7" into door recess x6'8" (2.65x2.08)

over stairs cupboard, radiator.

### Bathroom:

comprising panelled bath with shower over, hand basin, wc, electric towel radiator.

## OUTSIDE

To the front of the property there is a shared gravel driveway with parking for two cars, GARAGE, enclosed rear garden with patio and lawn, rear gate to pedestrian access around the rear and side of No 1.



Floor Plan  
for Identification Purposes Only  
Not to Scale

