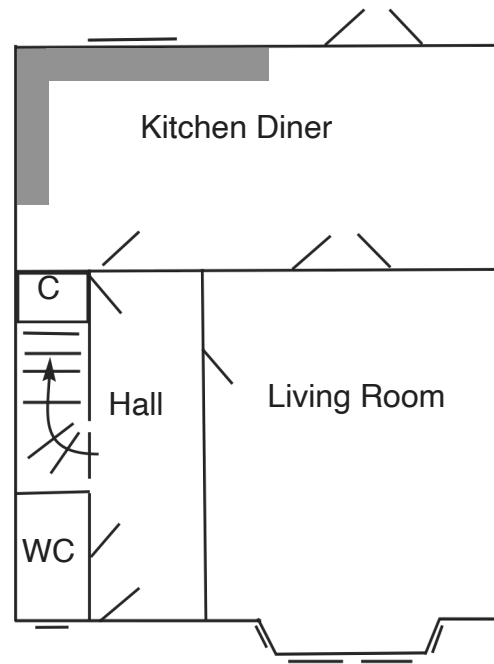
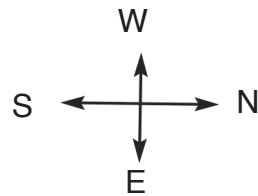
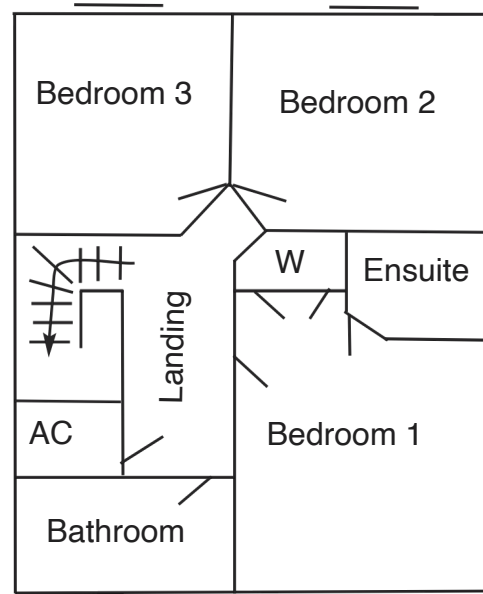


Floor Plan  
for Identification Purposes Only  
Not to Scale

Ground Floor



First Floor



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.  
**SERVICES:** It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.  
**THE PROPERTY MISDESCRIPTIONS ACT: 1991** – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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# BIRDS

## ESTATE AGENTS

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**A 3 double bedroom detached house located on the  
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ENTRANCE HALL • CLOAKROOM • SITTING ROOM • KITCHEN/DINER •  
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LANDING • MASTER BEDROOM WITH ENSUITE •  
• 2 DOUBLE BEDROOMS • BATHROOM •  
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COUNCIL TAX BAND: 'D' (£2458.93 2026/27)  
GAS CENTRAL HEATING • DOUBLE GLAZING •

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

25 Poppy Crescent is a detached Ellingham with a 10 year NHBC warranty built to a high specification and located on the St Edmunds Development at the northern end of the town a short walk from Old Hunstanton beach, restaurants and pubs.

Hunstanton is a popular seaside resort with a variety of amenities, 2 golf courses, schools, supermarkets and seafront promenade. There is a regular bus service to Kings Lynn and along the coast to Wells-next-the-Sea.

## GROUND FLOOR

**Entrance Hall:** understairs storage cupboard.

**Cloakroom:** wc and handbasin.

**Living Room:** 15'9"x11'5" (4.84x3.50) bay window, double doors to....

**Kitchen/Diner:** 18'7"x10'6" (5.71x3.23) fitted with a range of base and wall units incorporating, gas hob with extractor over, electric oven, dishwasher, space for fridge/freezer and plumbing for washing machine, double doors to rear garden.

## FIRST FLOOR

**LANDING:** airing cupboard with gas boiler.

**Bedroom 1:** 13'5" max x 10'5" (4.11x3.20) built-in wardrobe.

**Ensuite:** shower cubicle, hand basin & wc.

**Bedroom 2:** 10'8"x10'7" (3.38x3.26)

**Bedroom 3:** 10'8"x7'3" (3.38x2.22)

## OUTSIDE

Small front garden, brickweave drive to Garage with up and over door, gate to rear garden laid mainly to lawn and patio.

NB: there is a community service charge for the maintenance of the development which is currently £155 pa.

