



THE STORY OF

35 Campbell Close

Hunstanton, Norfolk

SOWERBYS



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35 Campbell Close

Hunstanton, Norfolk
PE36 5PJ

Extended Four-Bedroom Norfolk Homes Property

Short Walk to The Town Centre and Beach

Impressive Open-Plan Kitchen/Living Space

Bifold Doors Opening onto the Garden

Wood burner Creating a Cosy Focal Point

Separate Utility Room and Downstairs WC

Four Double Bedrooms

Modern En-Suite and Stylish Family Bathroom

South-Facing Garden with Covered BBQ Area

Brick-Weave Driveway and Single Garage

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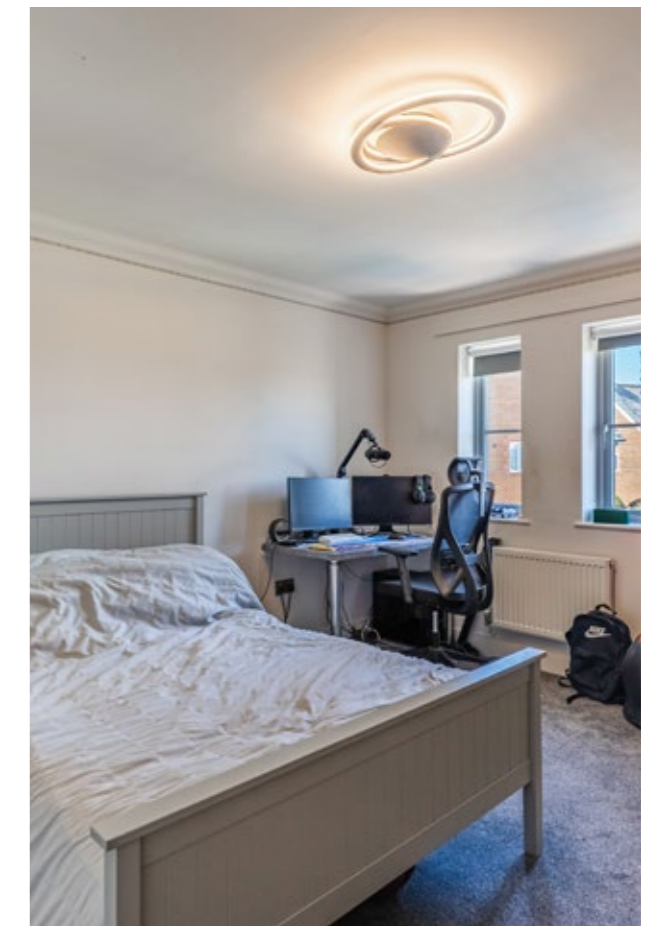
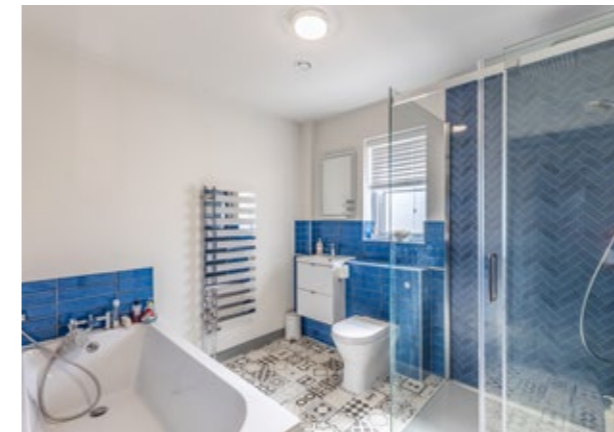
Built by award-winning Norfolk Homes and thoughtfully extended by the current owners, 35 Campbell Close is a spacious and versatile four-bedroom home, perfectly positioned within walking distance of both the town centre and the beach. Designed with modern family life in mind, the property offers generous accommodation alongside beautifully balanced indoor and outdoor living spaces.

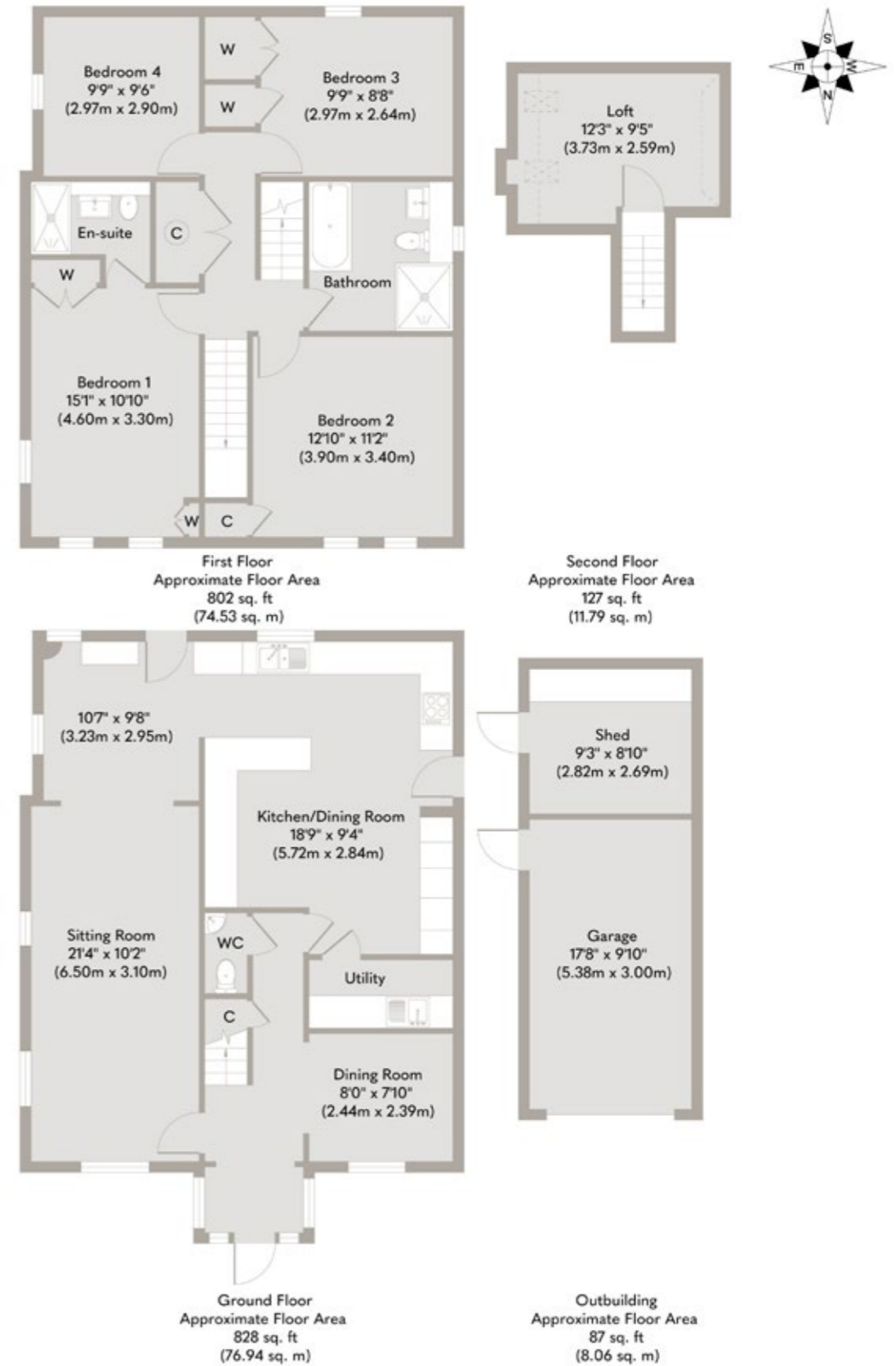
The standout feature is the impressive open-plan kitchen, dining and living space to the rear, where bifold doors open onto the south-facing garden and draw in plenty of natural light. With a woodburner creating a cosy focal point during the cooler months and open field views beyond, it is a room equally suited to entertaining or everyday family life. A separate utility room and downstairs WC add further practicality, while an additional reception room offers flexibility as a dining room, snug or home office.

Upstairs, four double bedrooms provide excellent family accommodation, served by a stylish family bathroom and a recently updated en-suite. A useful loft room, currently used as a games room, offers further adaptable space.

Outside, the south-facing garden has been designed for easy enjoyment, featuring extensive patio seating areas, a covered BBQ space and open views across neighbouring fields. The garage can be accessed directly from the garden, with two additional sheds providing useful storage. To the front, a brick-weave driveway offers parking for several vehicles and leads to the garage.







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 the Vendor



"The views from the house are incredible and the area is wonderfully peaceful, while Hunstanton's beaches and surrounding countryside are always a pleasure to explore."



SERVICES CONNECTED

Mains water, gas, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2184-0211-1157-1711-1288

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: ///scoping.ballpoint.handrail

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SOWERBYS

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