



Old Town Way, Hunstanton PE36 6EW

Welcome to

Old Town Way, Hunstanton

William H Brown are delighted to present this spacious and beautifully maintained 2-bedroom detached bungalow, occupying a generous plot in the sought-after coastal town of Hunstanton. Ideally located less than a 10-minute walk from the seafront & clifftops, the property offers easy access to stunning coastal views & scenic walks. The accommodation comprises a welcoming entrance hall leading to a bright & airy lounge with a feature fireplace. An opening connects to the separate dining room, ideal for entertaining, with sliding doors opening into a generous conservatory overlooking the attractive rear garden. The contemporary kitchen provides ample workspace, room for appliances & a useful pantry cupboard. Both bedrooms are well-proportioned, with the principal bedroom benefiting from fitted wardrobes and an en-suite WC. A modern shower room completes the accommodation, featuring a walk-in shower, vanity wash basin & WC. Outside, the front garden is mainly laid to lawn with mature planting and borders, while a substantial driveway provides off-road parking for 3-4 vehicles. The enclosed rear garden offers a large patio, lawn, a variety of plants & shrubs, a useful store room & greenhouse. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Hall

Lounge

16' x 13' 10" (4.88m x 4.22m)

Dining Room

11' 7" x 10' 8" (3.53m x 3.25m)

Conservatory

16' 10" x 8' 1" (5.13m x 2.46m)

Kitchen

11' 8" x 10' 7" (3.56m x 3.23m)

Bedroom One

18' max x 11' max (5.49m max x 3.35m max)

En-Suite

Bedroom Two

13' 1" max x 12' 11" (3.99m max x 3.94m)

Bathroom

Outside

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Old Town Way, Hunstanton

- Two bedroom detached bungalow
- Modern shower room & en suite WC
- Lounge, dining room & conservatory
- Contemporary kitchen
- Large bedrooms
- Generous rear garden
- Driveway with ample off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£490,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107311



Property Ref:
HUN107311 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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