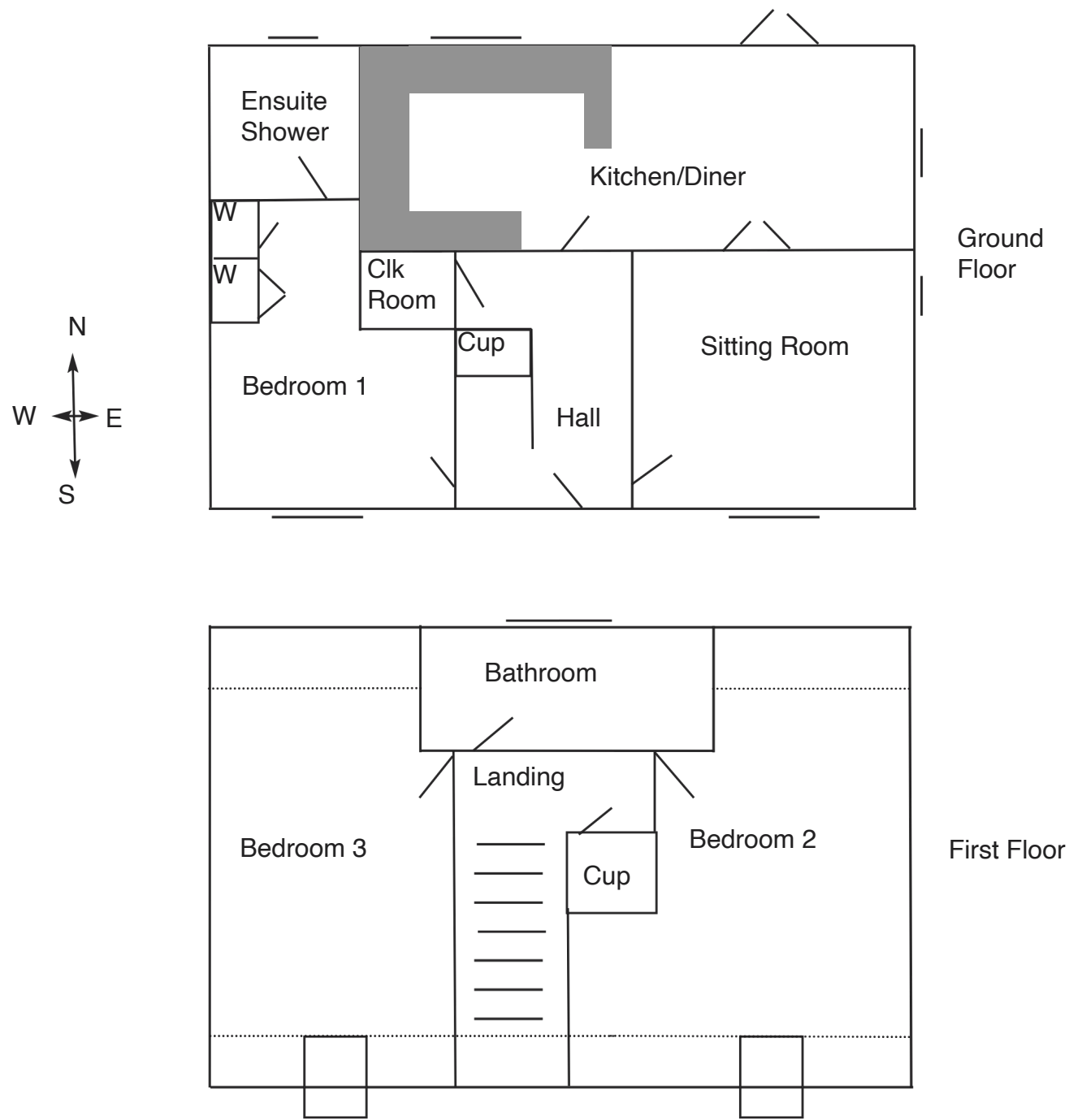


Floor Plan
for Identification Purposes Only
Not to Scale



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BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

31 YARROW DRIVE
HUNSTANTON
PE36 6FG

TO LET: £1400 PCM
unfurnished



**A 3 bedroom chalet located on the edge of St Edmunds Park
a new development in this popular Victorian town.**

GROUND FLOOR
SITTING ROOM • KITCHEN/DINER • BEDROOM WITH ENSUITE SHOWER ROOM
FIRST FLOOR
TWO DOUBLE BEDROOMS • FAMILY BATHROOM
OUTSIDE
DOUBLE GARAGE • ENCLOSED REAR GARDEN
SERVICES: all mains connected
COUNCIL TAX BAND: 'E' (£3005.37 2026/27)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

31 Yarrow Drive is a chalet style property built in 2022 on a popular residential development close to the cliff tops, light house and Old Hunstanton Beach. There is a golf club a short distance away, award wining restaurant, hotels and amenities in the town centre.

The property is on the edge of the development with far reaching rural views, comprising:

GROUND FLOOR

Entrance Hall: understairs storage, radiator, **Cloakroom** with wc and hand basin, stairs to first floor.

Sitting Room: 14’7”x11’6” (4.48x3.54) window to front, double doors to...

Kitchen/Diner: 23’5”x9’2” (7.18x2.80) fitted with a range of base and walls units, incorporating double oven & grille, gas hob, dishwasher, space for washing machine, radiator, patio doors to rear garden.

Bedroom: 10’9”x10’5” (3.33x3.18) radiator, dressing area with fitted wardrobers, **Ensuite:** shower cubicle, hand basin, wc, radiator.

FIRST FLOOR

Landing: airing cupboard containing gas combi boiler.

Bedroom: 16’6”x15’3” into alcove (5.05x4.66) radiator, window to front.

Bedroom: 16’6”x10’6” (5.05x3.24) radiator, window to front.

Family Bathroom: white suite comprising bath with shower over, vanity hand basin, wc, towel radiator.

OUTSIDE

Brick paved forecourt with parking for several cars, **Double Garage**, side gate to rear enclosed garden laid to lawn.

PRINCIPLE TERMS OF LETTING

- 1. The property is available on a periodic tenant at a rental of £1400 per calendar month, payable monthly in advance, exclusive of services and council tax.
- 2. A deposit representing one months rent will be required on the commencement of the tenancy.
- 3. References will be required from an Employer, Landlord (if applicable), professional person and family acquaintance.
- 4. The Landlord or his Agents reserve the right to refuse any application.
- 5. No Smoking.

