



THE STORY OF

1 Queens Drive

Hunstanton, Norfolk

SOWERBYS



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1 Queens Drive

Hunstanton, Norfolk
PE36 6EX

Spacious Detached Family Home

Prime Coastal Location and Sea Views

Formal Sitting Room and Separate Dining Room

Superb Kitchen/Diner

Home Office

Three Well Proportioned Bedrooms,
Principal with En-Suite

Double Garage

SOWERBYS HUNSTANTON OFFICE

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Positioned just a stone's throw from the seafront and enjoying lovely sea views, this spacious detached family home has been thoughtfully remodelled and modernised by the current owners to create a comfortable and versatile home.

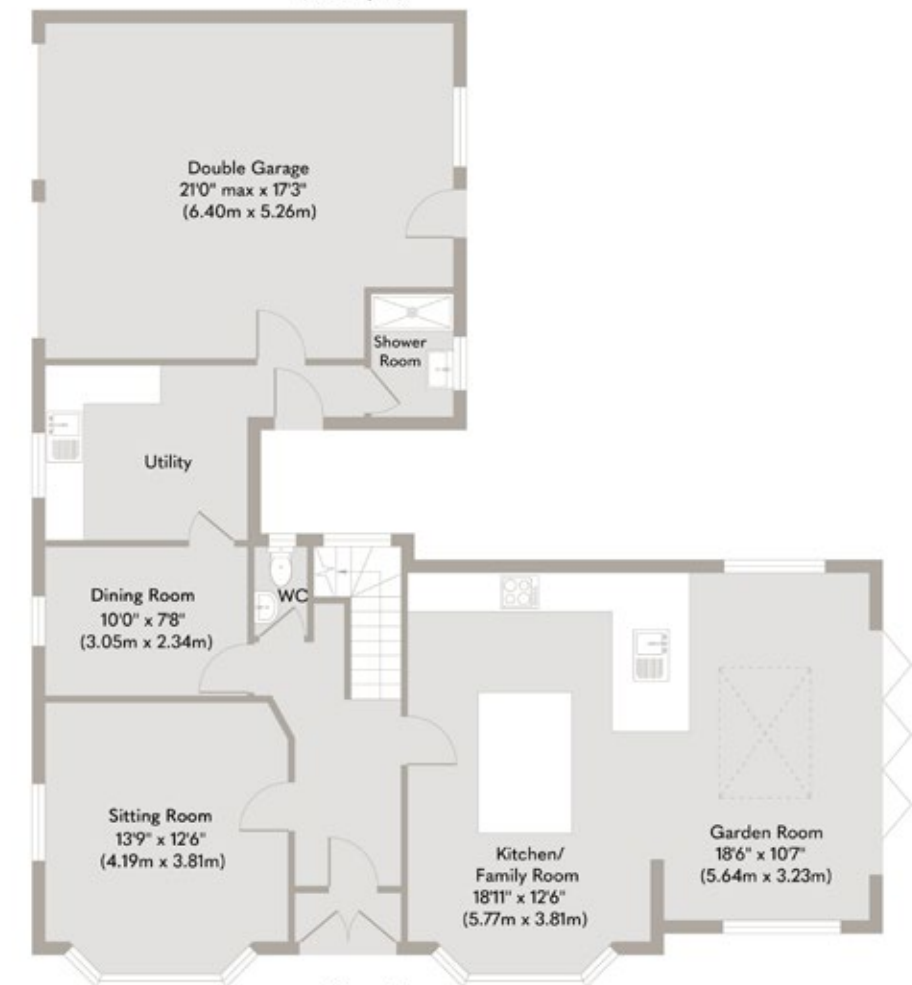
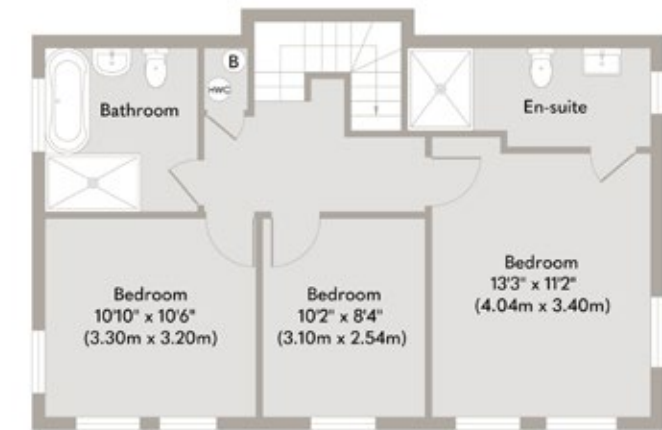
The accommodation is ideally suited to modern family living, with a formal sitting room providing a welcoming space to relax, while the separate dining room offers flexibility and could equally be used as a fourth bedroom. There is also an office, shower room and, undoubtedly the heart of the home, a superbly proportioned kitchen diner. With ample space for both cooking and entertaining, the kitchen diner features doors opening onto the rear garden, creating a wonderful connection between the house and outside space.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with its own en-suite, together with a separate family bathroom.

Outside, the property benefits from private parking and a double garage, providing excellent storage and useful space for vehicles. The enclosed rear garden has been landscaped with ease of maintenance in mind, creating a pleasant space to relax and entertain without being overly demanding.

A spacious and versatile home in an enviable coastal position, with the seafront, sea views and excellent family accommodation all combining to make this a particularly appealing property.





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 Sowerbys



“A comfortable and versatile home, just a stone's throw from the seafront.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 2631-1929-5222-6892-2222

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: ///valve.bounding.hardly

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SOWERBYS

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