



THE STORY OF

74 Collingwood Road

Hunstanton, Norfolk

SOWERBYS



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74 Collingwood Road

Hunstanton, Norfolk
PE36 5DY

Spacious Detached Coastal Home

Three Generous Reception Rooms

Four Well-Proportioned Bedrooms and

Three Bathrooms Across Two Floors

Light-Filled Sun Room with Sea Views

Flexible and Versatile Family Accommodation

Ideal for Multi-Generational Living

Enclosed Rear Garden

Private Driveway and Garage

No Upward Chain

SOWERBYS HUNSTANTON OFFICE

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This impressive, detached family home offers generously proportioned and versatile accommodation, ideally situated within a short walk of the seafront and town centre. Perfectly suited to modern family living, the property combines spacious reception areas with flexible bedroom arrangements across both floors.

The welcoming sitting room provides an excellent space for relaxing and entertaining, while the separate dining room is ideal for family gatherings and formal occasions. An additional office/study offers the perfect solution for those working from home.

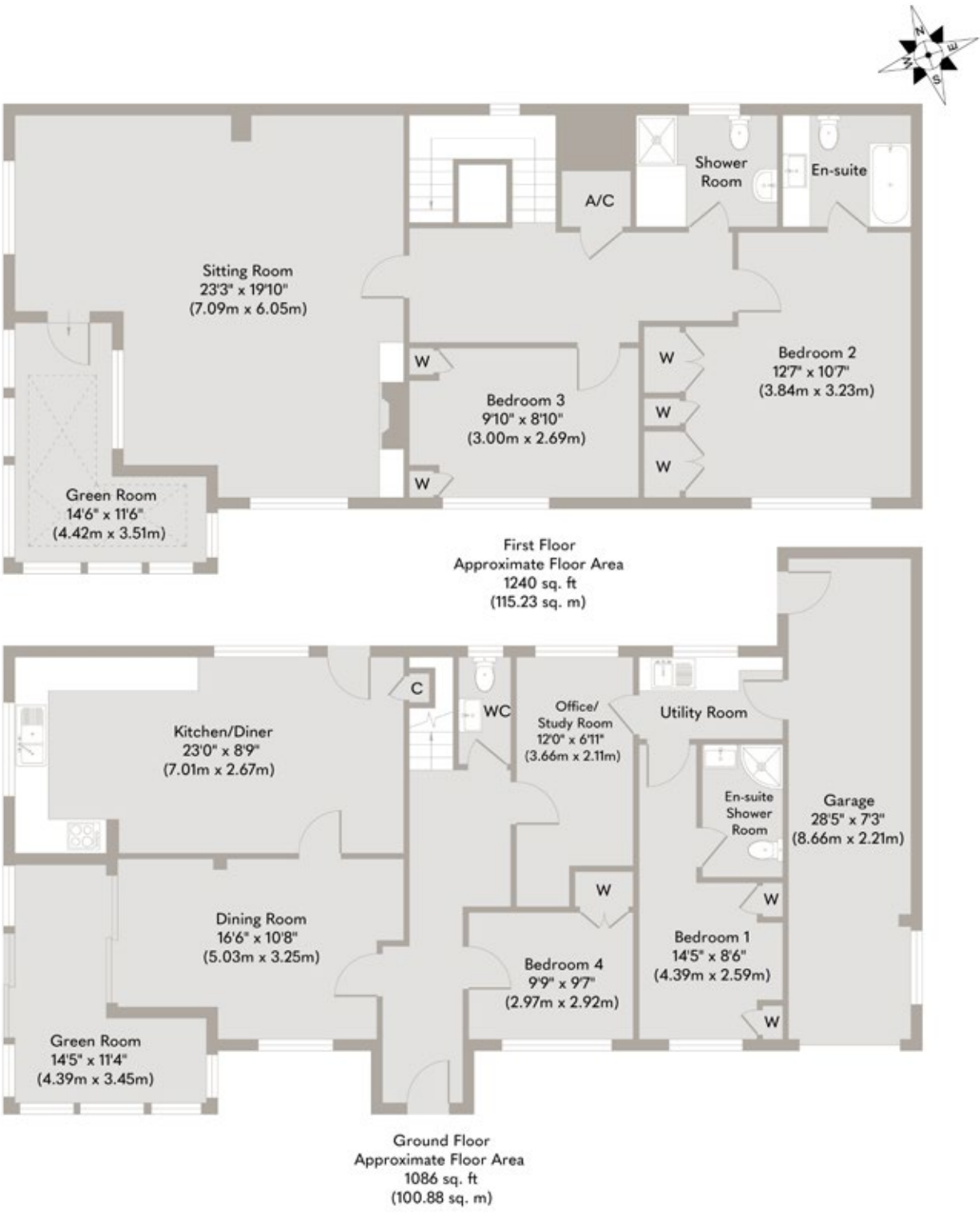
Designed with multi-generational living in mind, the property benefits from bedrooms and bathrooms on both the ground and first floors, providing flexibility and convenience for a variety of family needs. A particular feature of the home is the first-floor sunroom, perfectly positioned to enjoy the delightful sea views and an abundance of natural light.

Externally, the property enjoys an enclosed rear garden, ideal for children, pets, or outdoor entertaining, together with a driveway providing off-road parking and a garage for additional storage or vehicle space.

A superb opportunity to acquire a spacious coastal home in a highly convenient and sought-after location.

The home has been lovingly maintained and is ready to move into, whilst still offering opportunities for modernisation and personalisation if desired.





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 private rear garden offering the perfect setting for family life outdoors."



SERVICES CONNECTED

Mains water, drainage and electricity. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0310-2318-8680-2196-2651

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: ///disclose.gave.homeward

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SOWERBYS

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