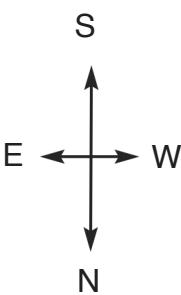
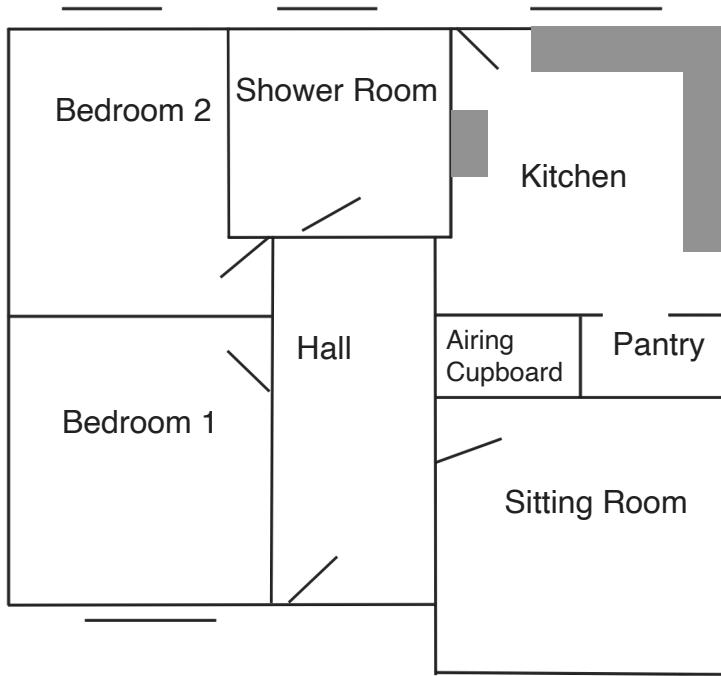


Floor Plan  
for Identification Purposes Only  
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.  
**SERVICES:** It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.

**THE PROPERTY MISDESCRIPTIONS ACT:** 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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Guide Price: £250,000

freehold  
no onward chain



**A two bedroom detached bungalow located near the end of a cul-de-sac**

ENTRANCE HALL • SITTING ROOM • KITCHEN • SHOWER/WET ROOM •  
•TWO DOUBLE BEDROOMS •  
OUTSIDE

RAMP TO FRONT DOOR, SINGLED FRONT GARDEN, DRIVE TO GARAGE  
REAR GARDEN, RAISED DECKING.

COUNCIL TAX BAND: 'C' (£2088.54 2025/26)



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

15 Tudor Crescent is a detached bungalow located towards the end of a cul-de-sac on the popular Manorfields estate on the southern edge of the town.

Hunstanton is a popular coastal resort with a variety of local amenities from the promenade and beaches, golf courses, coastal walks, supermarkets and shops. There is a regular bus service to Kings Lynn and along the A149 coast road.

The property would benefit from updating throughout and comprises:

**ENTRANCE HALL:** airing cupboard containing water softener and filtration units, loft hatch.

**SITTING ROOM: 13'4"X11'4" (4.08X3.48)** fireplace with electric fire, front facing window.

**BEDROOM 1: 11'1"X10'6" (3.36X3.24)** front facing window.

**BEDROOM 2: 10'2"X9'5" (3.01X2.88)** wall mounted electric fire, rear facing window.

**SHOWER/WET ROOM:** shower, hand basin, wc.

**KITCHEN: 11'4"X9'5" (3.48x2.89)** fitted with older style base and wall units, pantry, electric cooker point, sink unit, door to rear garden.

#### OUTSIDE

ramp and steps up to front door, mainly shingled low maintenance front garden with distant sea views, drive to garage and side gate to south facing rear garden which is mainly laid to lawn with shrub boarders, raised decking with ramp down to rear garden.

