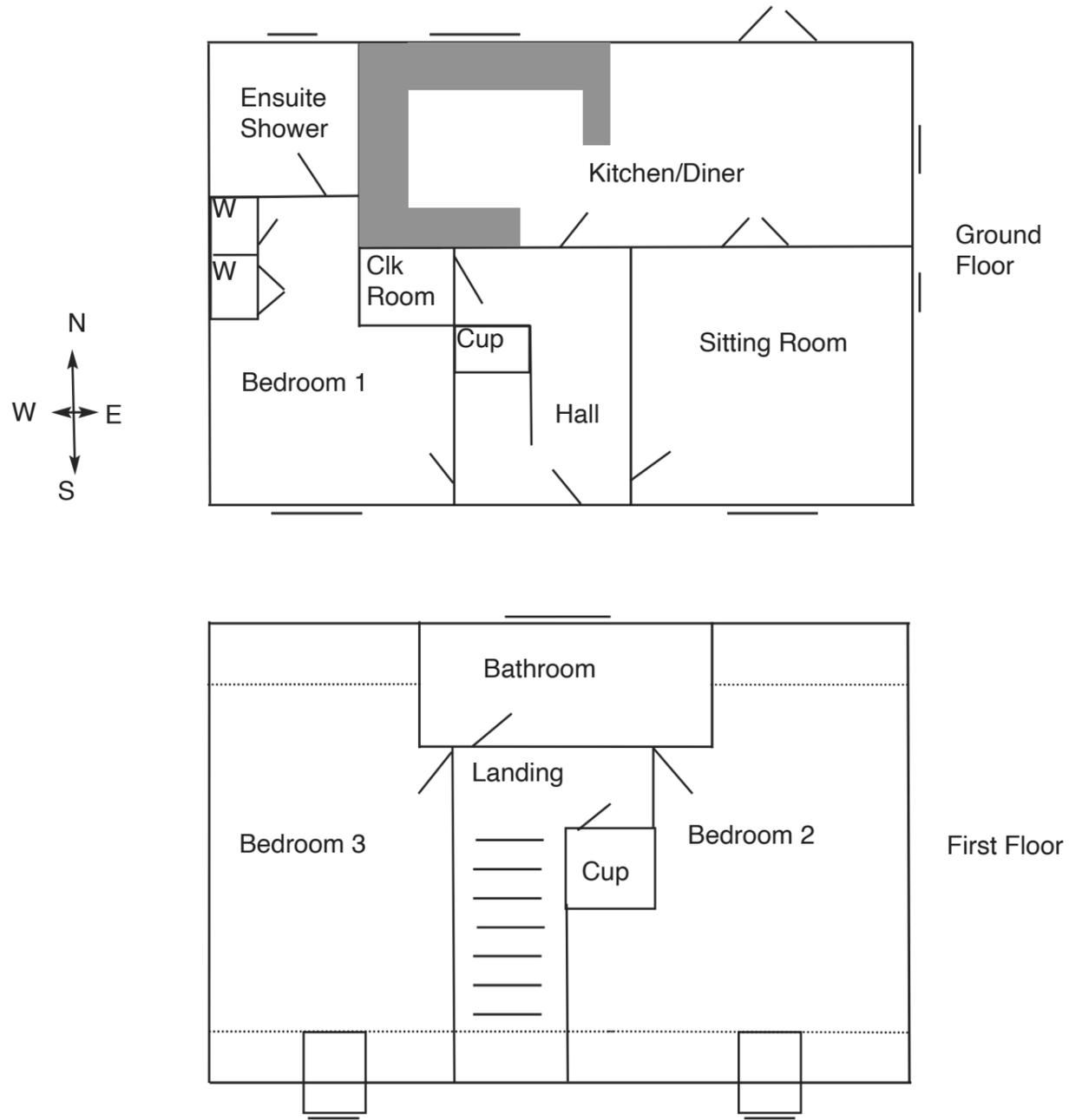


Floor Plan  
for Identification Purposes Only  
Not to Scale



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# BIRDS



ESTATE AGENTS  
ESTABLISHED 37 YEARS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

tel: 01485 534560

31 YARROW DRIVE  
HUNSTANTON  
PE36 6FG

£495,000

freehold

no onward chain



**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 winning 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" x 11'6" (4.48 x 3.54) window to front, double doors to...

**Kitchen/Diner:** 23'5" x 9'2" (7.18 x 2.80) fitted with a range of base and wall units, incorporating double oven & grille, gas hob, dishwasher, space for washing machine, radiator, patio doors to rear garden.

**Bedroom:** 10'9" x 10'5" (3.33 x 3.18) 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" x 15'3" into alcove (5.05 x 4.66) radiator, window to front.

**Bedroom:** 16'6" x 10'6" (5.05 x 3.24) 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.

