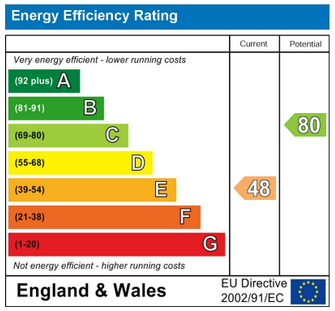
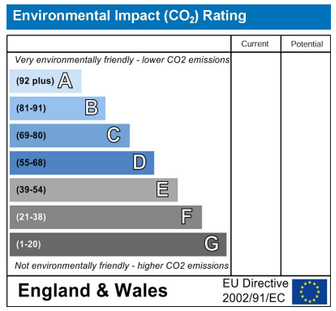
## DIRECTIONS

Sat Nav: PE36 6AJ




## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*This disclaimer must go on to all probate properties – new and exisiting:*

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**HUNSTANTON**
Hunstanton is a popular coastal town offering a great balance of seaside living and everyday convenience. The town provides a good selection of local amenities, including independent shops, supermarkets, cafés, restaurants, pubs and a range of leisure facilities. The seafront and promenade are ideal for coastal walks, while the beach and surrounding countryside provide plenty of opportunities for outdoor recreation. Hunstanton also benefits from a number of schools, healthcare facilities and community services, with further amenities available in the surrounding villages and nearby King's Lynn. With its attractive coastline, relaxed atmosphere and range of facilities, Hunstanton is a desirable location for families, retirees and those looking to enjoy a coastal lifestyle.

**HALLWAY**
Stairs to the first floor, wooden flooring and a double radiator.

**KITCHEN** 12'4 x 10'8 (3.76m x 3.25m)
Range of wall base and drawer units with worktop over, range cooker with an extractor hood over, integrated microwave inset to the wall cabinets. Wooden flooring and a double radiator. UPVC door giving access to the outside of the property. Two windows to the rear aspect.

**DINING ROOM** 14'0 max x 9'2 max (4.27m max x 2.79m max )
Window to the side aspect, storage cupboard, radiator and wooden flooring. Archway from the dining area into the lounge.

**LOUNGE** 18'2 max x 13'0 max (5.54m max x 3.96m max)
Fitted carpet. Two radiators a fireplace and period French door leading into to the conservatory.

**FRONT LOUNGE/GROUND FLOOR BEDROOM** 15'3 x 12'4 (4.65m x 3.76m )
Bay window to the front aspect, wooden flooring and a double radiator. Door leading to ensuite.

**ENSUITE**
Three piece suite comprising of a shower enclosure with thermostatic mixer bar, a hand wash basin inset into a vanity unit and a W.C. Windows to the rear and the side. Double radiator and loft hatch for limited storage space, housing the boiler. Tiled flooring.

**CONSERVATORY** 14'5 x 12'4 (4.39m x 3.76m )
Conservatory has tiled flooring, a double radiator, French doors to the rear and a single UPVC door to the side.

**LANDING**
Original feature window to the front aspect, double and single radiator, two storage cupboards. Loft access to attic room.

**BEDROOM ONE** 15'2 max x 13'6 max (4.62m max x 4.11m max)
Fitted carpet, with a bay window to the front aspect featuring distant sea views. Built-in wardrobes and radiators.

**BEDROOM TWO** 15'4 x 13'8 (4.67m x 4.17m )
Fitted carpet, double radiator, and two windows to the rear aspect.

**BEDROOM THREE** 14'6 max x 9'7 max (4.42m max x 2.92m max)
Fitted carpet, window to the side. Radiator.

**BEDROOM FOUR**
Fitted carpet, radiator and a window to the rear aspect.

**BATHROOM**
Steps leading down into the bathroom with windows to the front and the rear aspect. Single radiator and tiled flooring. Comprises of a Jacuzzi bath, a hand wash basin inset to vanity unit and WC plus one other floating bathroom cabinet.

**REAR GARDEN**
Garden to the rear of the property has a good size timber shed and wooden decking area. Small pond. Mainly laid to lawn with various shrubs and trees with a patio area.

**FRONT GARDEN**
Dwarf cast stone wall with path leading to the front door. Large gravel laid down.

**AUCTION IMPORTANT INFORMATION**

** Being Sold via Secure Sale online bidding. Terms & Conditions apply. **
Welcome to this semi-detached house located on Austin Street in the delightful coastal town of Hunstanton. This spacious property boasts four/five bedrooms, making it an ideal family home. The front lounge can also be used as a bedroom as it features an ensuite shower room, offering flexibility.

As you enter the property, you are greeted by a welcoming entrance hall that leads to the ground floor bedroom on the left. Just beyond, you will find a door leading to the dining room, which is perfectly positioned between the lounge and the kitchen. The lounge is a bright and inviting space that flows seamlessly into the conservatory, providing an excellent area for relaxation and entertaining.

The first floor comprises four spacious bedrooms, with the master bedroom featuring built-in wardrobes and a charming bay window that fills the room with natural light.

With two bathrooms, this home offers ample facilities for family living. The property is well-suited for those seeking a comfortable and versatile living space in a desirable location. Hunstanton is known for its beautiful beaches and vibrant community, making this property an excellent choice for anyone looking to enjoy coastal living. Don't miss the opportunity to make this lovely house your new home.




Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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