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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149, continue along this road and at the roundabout take the 1st exit, A149 towards Hunstanton, next roundabout take the 1st exit A149, on entering Hunstanton, at the roundabout take the 3rd exit, onto the A149 heading towards Old Hunstanton continue past the Glebe House School on the right hand side then take a left hand turn into Clarence Road where the property can be on the right hand side easily identified by our For Sale Board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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.



3 Clarence Road Hunstanton Norfolk PE36 6EG

FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE AND SEA VIEWS THAT REQUIRES RENOVATION TO THE REAR

Hunstanton

£750,000 Freehold

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ENTRANCE HALL 23'0 x 8'11 (7.01m x 2.72m)
 Beautifully presented with stone flooring, cupboard for coats and staircase to first floor.

DOWNSTAIRS CLOAKROOM 6'1 x 5'0 (1.85m x 1.52m)
 Window to rear. Tiled. WC and hand basin.

LOUNGE 20'4 x 17'5 (6.20m x 5.31m)
 Dual aspect windows. Wood effect flooring. Column radiator. Wood paneling. Recessed decorative shelving surrounding a wood burner.

SITTING ROOM 19'3 into bay x 13'10 (5.87m into bay x 4.22m)
 Bay window to front. Open plan with kitchen. Wood burner. Exposed painted floorboards.

OFFICE 12'0 x 10'8 (3.66m x 3.25m)
 In need of full refurbishment. Additional storage room measuring 6'0 x 4'8 with windows to rear.

OPEN PLAN KITCHEN DINING ROOM 22'10 x 15'1 (6.96m x 4.60m)
 Shaker style kitchen with a variety of wall base and drawer units as well as welsh dresser with wine rack. Granite work tops with sink set within as well as integrated dishwasher located within the island unit. Space for american style fridge freezer. Beautiful stone floor. Space for large Aga unit. Bi-fold doors offering sea views from dining area as well as roof lantern which brings in additional light.

UTILITY 11'10 x 7'1 (3.61m x 2.16m)
 Variety of wall base and drawer units with granite worktop over. Space for washing machine and tumble drier. Window to rear. Large shelved pantry.

POOL ROOM 35'7 x 16'5 (10.85m x 5.00m)
 Tiled floor. Heated stepped swimming pool (currently empty and will need to be checked if in working order). Selection of sliding patio doors to the rear garden.

BOILER ROOM 12'7 x 6'8 (3.84m x 2.03m)
 In need of refurbishment. Tiled floor. Access to rear garden. Boiler fitted late 2021.

LANDING 18'5 x 6'5 (5.61m x 1.96m)
 Pretty original banister. Sky light. Airing cupboard. Loft access. Double radiator.

MASTER BEDROOM 19'1 (into bay) x 14'0 (5.82m (into bay) x 4.27m)
 In need of refurbishment. Dual aspect windows. Fitted wardrobes and drawers. En-suite comprises of a 5 piece suite and measures: 12'5 x 10'8 and could be converted back to a bedroom. Additional storage room (potential new en-suite with planning permission) measures: 14'10 x 9'8.

BEDROOM 2 16'6 x 11'1 (5.03m x 3.38m)
 Beautifully presented dual aspect room with built in storage and en-suite. En-suite offers a four piece suite comprising of WC, hand basin, slipper bath, enclosed shower with thermostatic mixer shower. Victorian style heated towel rail. Measures: 7'4 x 6'1

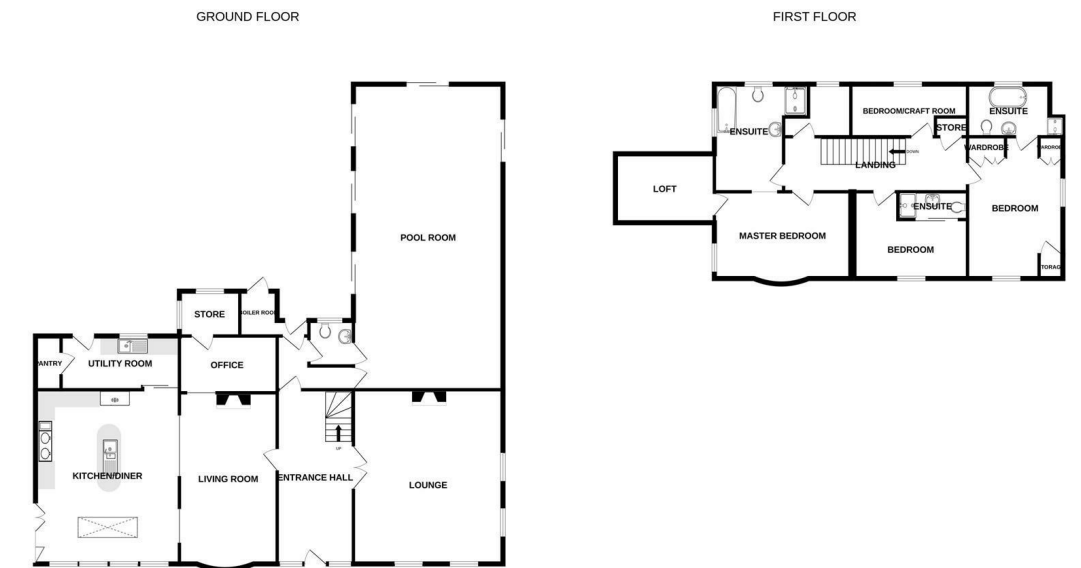
BEDROOM 3 42'7"9"10" x 39'4"36"1" (13'3 x 12'11)
 Superbly styled room with views to the front. En-suite measures: 8'10 x 3'3 and enclosed thermostatic mixer shower, WC, hand basin and heated towel rail.

BEDROOM 4 6'6 x 6'11 (1.98m x 2.11m)
 Currently used as a craft room but was proposed to be converted to an en-suite for a bedroom that is currently the en-suite to bedroom 1.

OUTSIDE
 To the front the property has a double garage and parking enclosed with a five bar gate. A block paved footpath leads to the front door. The property has a decking area to the front and side which leads to the rear garden. The rear garden is lawned but would benefit from landscaping.



A stunning family home located in a highly desirable area of Hunstanton on the beautiful Norfolk coast. This is a wonderful opportunity to purchase a beautiful property, offering sea views and spacious accommodation. Although some areas still require renovation this property has charm and luxury in abundance. The current vendors have taken time and care to ensure an incredibly high quality finish with superb detailing. The magnificent entrance hall leads to a very comfortable dual aspect lounge which features a large woodburning stove. The sitting room provides sea views and access to the magnificent kitchen diner, complete with aga and granite work surfaces. The folding doors in the dining area open onto the deck seating area which once again enjoys views towards the sea. The ground floor also encompasses an office with storage cloakroom and the pool room, which, when restored to its former glory, will no doubt offer fantastic fun to all friends and family. The first floor consists of a master bedroom with en-suite bathroom two further bedrooms, both with en-suite bath and shower rooms and a fourth bedroom with en-suite yet to be completed. Outside the property has a good sized driveway and double garage with a generous garden to the rear. Contact us to view your booking of this fabulous property.



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 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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