

DIRECTIONS

SAT NAV: PE36 6NB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.

"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."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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Glendale Hall Lane Thornham Hunstanton PE36 6NB

**SPACIOUS FIVE BEDROOM DETACHED CHALET BUNAGLOW IN
DESIRABLE AREA**

Hunstanton

£825,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL 9'8 x 15'8 (2.95m x 4.78m)
 Fitted carpet, door to the front with frosted glass window. Separate window to front. Stairs to first floor . Under stairs storage. Large coat cupboard.

DINING ROOM 12'10 x 11'11 (3.91m x 3.63m)
 Fitted carpet. Radiator. Window to rear with lovely private garden views.

LOUNGE 22'10 x 16'2 (6.96m x 4.93m)
 Fitted carpet, gas fire, sliding patio doors to rear garden, door to front and window to rear aspect.

KITCHEN 11'7 x 12'10 (3.53m x 3.91m)
 Range of base, wall and drawer units. Integrated microwave. Space for fridge freezer. Integrated oven. Integrated electric hob with extractor hood over. Integrated dishwasher. One and half bowl stainless steel sink with drainer unit and mixer tap over located below the kitchen window which overlooks the pretty gardens. This room can comfortably accommodate a table and chairs which is ideal for breakfast or morning coffee. Fully tiled. Radiator.

BEDROOM THREE - GROUND FLOOR 12'11 x 11'0 inc wardrobes (3.94m x 3.35m inc wardrobes)
 Fitted carpets, large window to front aspect. Radiator. Two large built-in wardrobes with fitted dressing table.

ENSUITE 7'8 x 5'9 (2.34m x 1.75m)
 Three piece suite comprising of W.C, hand wash basin set within vanity unit and enclosed shower unit with main shower. Fully tiled. Radiator. Frosted window to front. This ensuite also acts as a Jack and Jill style W.C and is conveniently located next to the front door in the entrance hall. Fitted carpet.

UTILITY 10'11 x 7'10 (3.33m x 2.39m)
 Fully tiled with built-in storage cupboards and a selection of spaces for both washing machine and tumble dryer located beneath solid wooden worktops within which is set a Belfast sink with tap over. Radiator. The boiler is located within this room also.

ENTRANCE LOBBY 21'9 x 9'1 (6.63m x 2.77m)
 Full length glazed doors and full length glazed surround to both front and back. Tiled floor. Pine clad ceiling. Entrance to garage.

LANDING 15'7 x 3'2 (4.75m x 0.97m)
 Open galleried landing vaulted ceiling and exposed beam overlooking entrance hall. A light and spacious area.

BEDROOM ONE 15'1 x 12'0 (4.60m x 3.66m)
 Fitted carpet built-in wardrobes window to side elevation and skylight to rear. Radiator.

ENSUITE 12'8 x 7'3 (3.86m x 2.21m)
 Fully tiled and offering a four piece suite including shower cubicle with thermostatic shower, hand wash basin set within vanity unit, corner bath and W.C. Shaver point. Extractor fan. Fitted carpet.

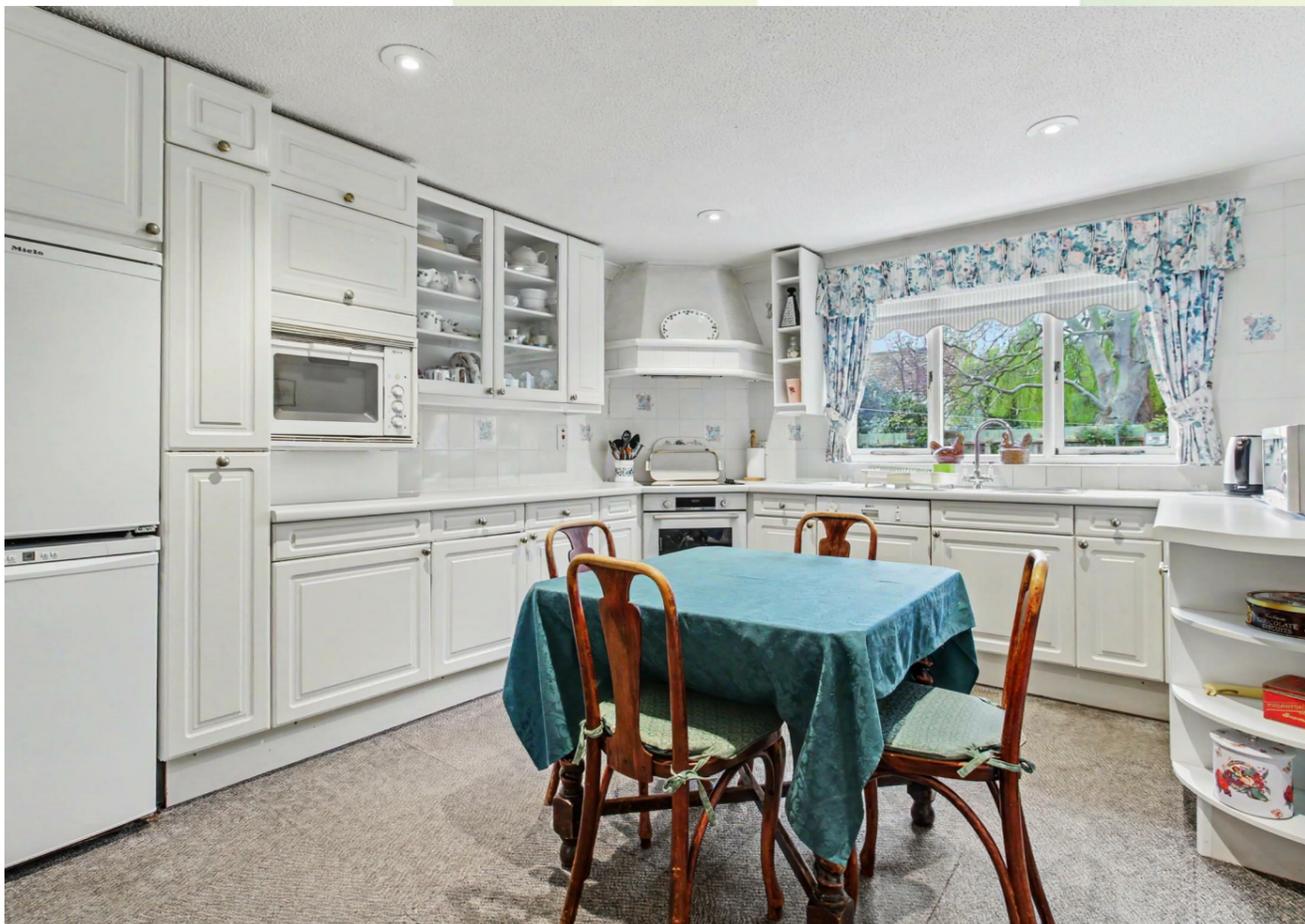
BEDROOM TWO 16'8 x 12'10 (5.08m x 3.91m)
 Fitted carpet. Two large skylights with views over the well established garden. Radiator. Loft access. Eve storage space on either side of the room.

ENSUITE 11'1 x 7'4 (3.38m x 2.24m)
 Three-piece suite including W.C bath and pedestal hand wash basin. Fully clad with pine paneling. Electric wall mounted heater. Skylight to side view.

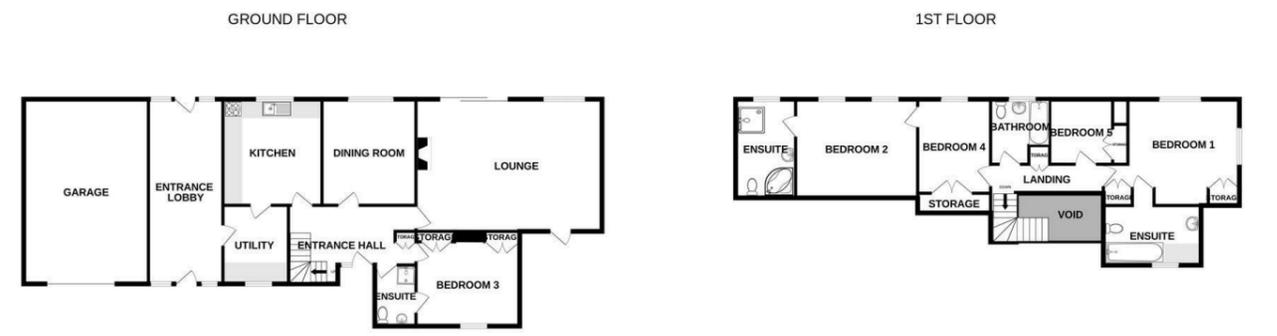
BEDROOM FOUR 8'3 x 7'9 inc built in wardrobe (2.51m x 2.36m inc built in wardrobe)
 Fitted carpet. Radiator. Eve storage. Large skylight with views over the rear garden.

BEDROOM FIVE/ DRESSING ROOM 12'9 inc built in storage cupboards x 7'11 (3.89m inc built in storage cupboards x 2.41m)
 Fitted carpet radiator loft access and built-in storage cupboards. Large skylight offering pretty views across the garden. Also suitable as a dressing room to the master bedroom.

BATHROOM 7'9 x 7'0 (2.36m x 2.13m)
 Three-piece suite comprising of fitted bath with tap and shower attachment over, pedestal hand wash basin and W.C. Radiator. Fitted carpet. Large skylight with views over the rear garden. Fully tiled.



Nestled in the charming village of Thornham, Hunstanton, this delightful detached chalet bungalow on Hall Lane offers an exceptional living experience. With five bedrooms, one on the ground floor, three of the bedrooms have their own ensuites, this property is perfect for families or those who enjoy hosting guests. The additional family bathroom ensures that convenience is at the forefront of this home. As you enter, you are greeted by a spacious and inviting entrance hall, which features a stunning vaulted ceiling that when stood on the landing overlooks the entrance, creating an impressive and grand atmosphere. This design element not only enhances the sense of space but also adds a touch of elegance to the home. The well-maintained rear garden provides a tranquil outdoor retreat, ideal for relaxation or entertaining. The picturesque setting of this property is complemented by its desirable location, making it a perfect choice for those seeking a peaceful yet vibrant community. The kitchen, complete with a separate utility area, is both functional and inviting, making it a wonderful space for culinary creativity. This property truly embodies the essence of comfortable living in a beautiful setting, making it a must-see for anyone looking to settle in this sought-after area.



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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