



**7 Waveney Close, Hunstanton**  
**Guide Price £250,000**

**BELTON DUFFEY**





## 7 WAVENEY CLOSE, HUNSTANTON, NORFOLK, PE36 5DH

A deceptively spacious, 3 bedroom semi-detached house with good size rear garden, being within walking distance to the seafront and local schools.

### DESCRIPTION

A deceptively spacious, 3 bedroom semi-detached house with good size rear garden, being within walking distance to the seafront and local schools.

The property benefits from gas central heating including a recently installed combi boiler, recently installed UPVC external doors and double glazing. The accommodation briefly comprises entrance hall, sitting/dining room, kitchen diner, utility area/boot room, shower room and cloakroom on the ground floor. On the first floor are 3 bedrooms and bathroom.

There are gardens front and rear with the rear garden being enclosed, mainly laid to lawn, with lean-to conservatory. On street parking is available to the front of the property

### SITUATION

Hunstanton is the principal resort on the shores of The Wash and is famous for its sandy beach and striped cliffs. The town offers a distinctive range of architecture from the late Victorian and early Edwardian period to more recently built homes. There is schooling available and a good range of shops including supermarkets, banks and restaurants with excellent leisure facilities such as golf, walking, sailing, swimming and riding. Other attractions close by include various Stately Homes, Norfolk Lavender and the beautiful North Norfolk coast, an Area of Outstanding Natural Beauty renowned for its bird watching and sailing.

### HALLWAY

3.83m x 2.06m (12' 7" x 6' 9") Timber flooring, under stairs storage cupboard, radiator, smoke detector.

### UTILITY AREA/BOOT ROOM

2.31m x 1.41m (7' 7" x 4' 8") Ceramic tiled floor, space and plumbing for automatic washing machine.

### SHOWER ROOM

3.53m x 0.80m (11' 7" x 2' 7") Triton enrich electric shower in shower cubicle, low level WC, wash hand basin with chrome mixer tap with cupboard under, extractor.

### SITTING/DINING ROOM

7.46m Maximum into bay x 3.59m (24' 6" x 11' 9") Timber flooring, feature fire place recess, built in double shelf cupboard with display shelves and down lighters over, two radiators.

### KITCHEN/DINING ROOM

5.37m x 3.64m (17' 7" x 11' 11") L-shaped granite effect worktop, stainless steel unit with chrome mixing tap, four ring stainless steel gas hob with extractor over, timber fronted cupboards and drawers under, space and for plumbing dishwasher, AEG double fan assisted oven. Further matching worktops with cupboards and drawers under, matching wall cupboards, ceramic tiled floor, inset spotlights, mains heat alarm.







**FIRST FLOOR LANDING**

2.54m x 2.41m (8' 4" x 7' 11") Into stair recess, loft access, smoke detector.

**BEDROOM 1**

3.46m x 3.28m (11' 4" x 10' 9") Radiator, cupboard housing the glow worm energy 30C gas fired central heating boiler.

**BEDROOM 2**

3.34m x 3.29m (10' 11" x 10' 10") Radiator.

**BEDROOM 3**

2.41m x 2.44m (7' 11" x 8' 0") Incorporating stair bulk head with storage cupboard over, radiator.

**BATHROOM**

2.37m x 1.71m (7' 9" x 5' 7") A modern free standing bath with mixer tap with shower attachment, low level WC, wash hand basin set on a timber top with soft closure cupboards under, heated chrome towel rail, extractor.

**OUTSIDE**

The property has concrete steps leading up to the front entrance door with the front garden being designed for easy maintenance with slate chippings and a small fence to the front boundary. Gated access to the generous sized side garden having a paved patio, lawned garden with shrubs being enclosed by fenced boundaries. Access to the lean to. There are further lawned areas being enclosed by fenced and hedged boundaries to the rear of the kitchen.

**LEAN TO**

3.17m x 2.98m (10' 5" x 9' 9") Glazed construction with sliding patio door.

**DIRECTIONS**

From King's Lynn proceed North on the A149 towards Hunstanton for approximately 15 miles. At the roundabout on the outskirts of Hunstanton take the second exit onto the King's Lynn Road, proceed along turning left opposite Smithdon High School into Park Road, take the third left into Waveney Road and third left into Waveney Close and the property will be seen on the left hand side.

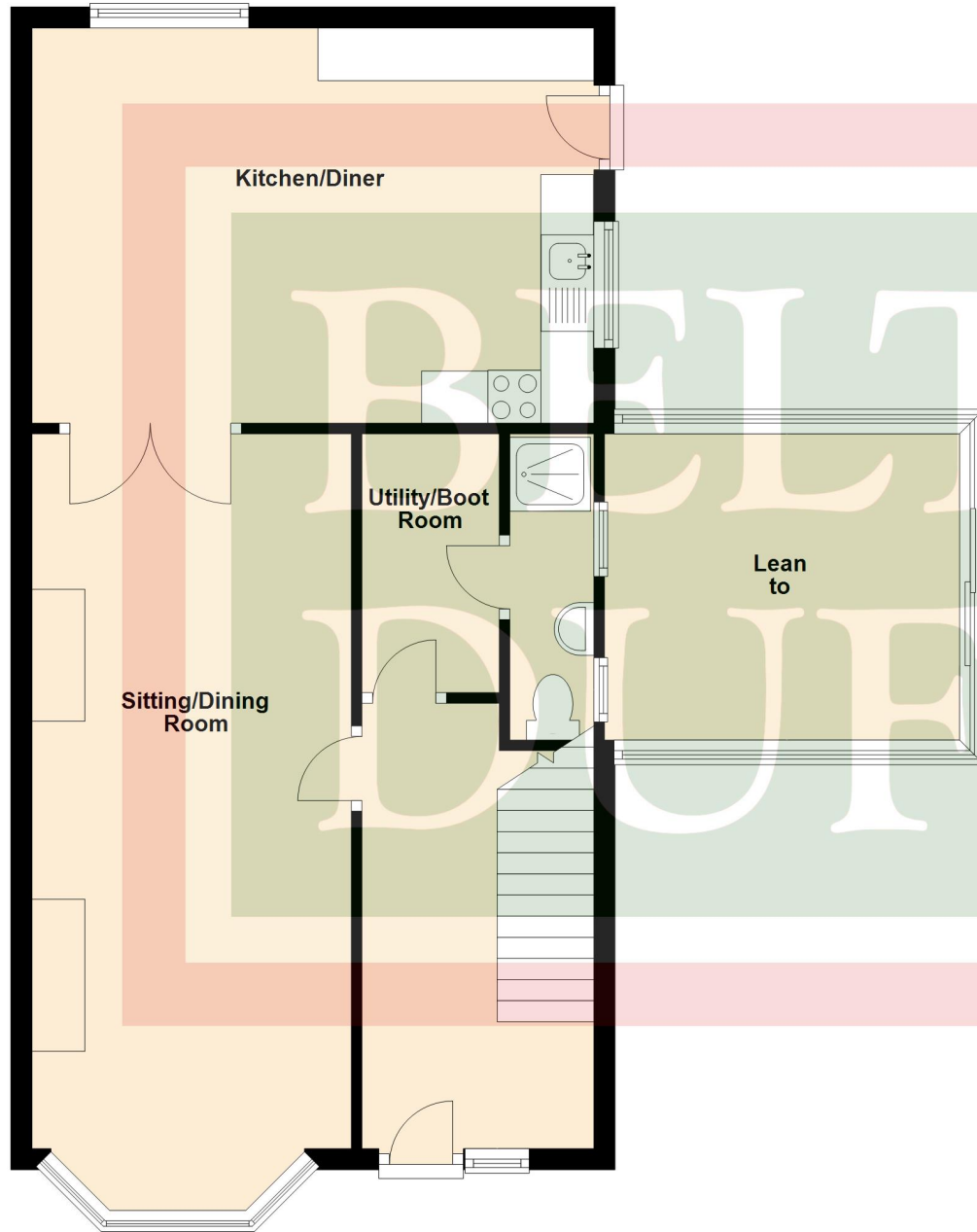
**OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band B.

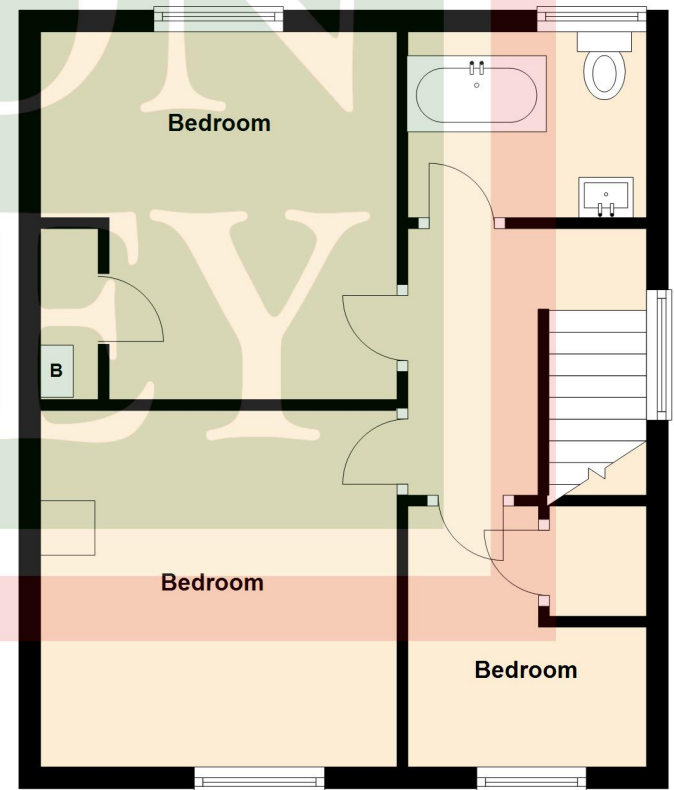
EPC - C.

Gas central heating.

Ground Floor



First Floor





## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

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