



2 Lapwing Lane, Hunstanton
Guide Price £415,000

BELTON DUFFEY



2 LAPWING LANE, HUNSTANTON, NORFOLK, PE36 5PQ

An attractive 4 bedroom, 2 en-suite, family home with parking, garage and gardens, situated in Hunstanton, on the popular Norfolk coast.

DESCRIPTION

An attractive 4 bedroom, 2 en-suite, family home with parking, garage and gardens, situated in Hunstanton, on the popular Norfolk coast.

The property was built approximately 4 years ago and benefits from gas central heating, double glazing and briefly comprises entrance hall, cloakroom, kitchen/breakfast room, utility, sitting room and study to the ground floor. On the first floor are 4 bedrooms, 2 en-suites and a family bathroom.

Outside, the property has parking, garage and enclosed rear garden.

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.

ENTRANCE HALL

UPVC front entrance door, radiator, storage cupboard and door into cloakroom.

CLOAKROOM

2.23m x 1.19m into window recess (7' 4" x 3' 11" into window recess) Low level WC, wash hand basin with tiled splashback and radiator.

STUDY

3.26m into window recess x 2.69m (10' 8" into window recess x 8' 10") Window to front and radiator.

KITCHEN/BREAKFAST ROOM

4.76m x 3.78m (16' 4" x 12' 6") Fitted worktops with 1.5 bowl stainless steel sink unit and mixer tap, tiled splashbacks, cupboards and drawers under, space for washing machine and dishwasher, 4 ring gas hob with Hotpoint cooker under, extractor over, matching wall units, window to rear, radiator and understairs cupboard with electric meter.

UTILITY ROOM

2.67m x 1.66m max, narrowing to 0.96m (8' 9" x 5' 5" max, narrowing to 3' 2") Worktop with stainless steel sink unit and mixer tap, cupboard under, space for fridge and further appliance, radiator, shelving, Ideal boiler, door to carport and tiled floor.

SITTING ROOM

4.90m x 3.88m (16' 1" x 12' 9") Window to side, 2 radiators and UPVC double doors leading to rear garden.

FIRST FLOOR LANDING

Loft access, radiator and storage cupboard.

BEDROOM 1

5.46m x 2.94m (17' 11" x 9' 8") 2 windows to front, radiator and built-in wardrobe.



EN-SUITE 1

2.48m x 2.44m into window recess (8' 2" x 8' 0" into window recess) Double size shower cubicle with mains shower, low level WC, wash hand basin, radiator, shaver point, extractor and frosted window to rear.

BEDROOM 2

4.90m x 3.86m (16' 1" x 12' 8") 2 windows, loft access, 2 radiators and built-in wardrobe.

EN-SUITE 2

1.54m x 1.28m (5' 1" x 4' 2") Shower cubicle with mains shower, low level WC, wash hand basin, tiled wall areas, radiator, frosted window to side, extractor and shaver point.

BEDROOM 3

3.84m x 2.74m (12' 7" x 9' 0") Window to front, radiator and built-in wardrobe.

BEDROOM 4

3.23m into window recess x 2.84m (10' 7" into window recess x 9' 4") Window to rear and radiator.

FAMILY BATHROOM

2.31m x 2.13m into window recess (7' 7" x 7' 0" into window recess) Bath with shower attachment, low level WC, wash hand basin with mixer tap, frosted window to rear, extractor, radiator and wood effect flooring.

OUTSIDE

The front garden is mainly laid to lawn with small border and pathways leading to the front entrance door. There is a driveway leading through the brick built carport up to the the garage.

GARAGE

6.98m x 3.22m (22' 11" x 10' 7") Up and over door, power, light, personal door to side, shelving and worktop at the rear.

The rear garden is mainly laid to lawn with a paved patio, outside, tap and gated access to carport. The rear garden is enclosed by fenced boundaries.

DIRECTIONS

From King's Lynn proceed North on the A149 towards Hunstanton for approximately 15 miles. At the roundabout on the outskirts of Hunstanton, at the mini roundabout take the first exit, signposted Butterfield Meadow. Continue along following the road and bearing left still on Butterfield Meadow. Take the next left signpost posted Lapwing Lane and the property will be seen as the first house on the right, designated by our 'For Sale' sign.

OTHER INFORMATION

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

Council Tax Band E.

Gas central heating.

EPC - B.



TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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