



34 Hill Street, Hunstanton
Guide Price £375,000

BELTON DUFFEY



34 HILL STREET, HUNSTANTON, NORFOLK, PE36 5BS

A 5 bedroom (2 bathroom), 2 reception room end terrace period residence in a popular coastal location with rear garden.

DESCRIPTION

A 5 bedroom (2 bathroom), 2 reception room end terrace period residence situation in a popular location with rear garden.

The property is installed with gas central heating and double glazing.

The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen/diner and utility/laundry room to the ground floor. On the first floor are 3 bedrooms, bathroom and shower room. There are 2 further bedrooms on the second floor.

Outside, the property has a front garden 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

3.37m x 1.81m (11' 1" x 5' 11") Radiator, under stairs storage cupboard.

SITTING ROOM

4.73m into bay x 3.89m (15' 6" into bay x 12' 9") Laminate flooring, radiator, period fireplace, moulded ceiling, ceiling rose, picture rail.

DINING ROOM

4.94m x 3.94m (16' 2" x 12' 11") Period style fireplace, laminate flooring, radiator.

KITCHEN/DINING ROOM

6.02m x 4.12m max into dining area narrowing to 2.70 (19' 9" x 13' 6") L-shaped woodgrain effect worktop with 1.5 bowl stainless steel sink unit and chrome mixer tap, 4 ring ceramic hob with extractor over, cream coloured soft closure cupboards and drawers under, oven with cupboard under and cupboard over, adjoining cupboard, further worktop with cupboards and drawers under, matching wall cupboards, ceramic tiled floor, 2 radiators, inset ceiling lights and door to outside.

UTILITY/LAUNDRY ROOM

1.92m x 2.06m (6' 4" x 6' 9") Plumbing for automatic washing machine and space for tumble dryer.

FIRST FLOOR LANDING

REAR LANDING

5.54m x 0.80m (18' 2" x 2' 7") Radiator.



BEDROOM 1

3.89m into chimney breast recess x 3.62m (12' 9" max x 11' 11") Window and radiator.

BEDROOM 4

2.99m x 3.64m max incorporating the airing cupboard, narrowing to 2.74m (9' 10" x 11' 11" max, narrowing to 9' 0") Window, airing cupboard with Megaflo pressurised hot water cylinder, Vaillant Ecotech Plus 624 gas central heating boiler, radiator.

BEDROOM 5

3.31m x 2.71m (10' 10" x 8' 11") Window and radiator.

BATHROOM

2.41m x 1.81m (7' 11" x 5' 11") Bath with electric shower over, low level WC, pedestal wash hand basin, heated chrome towel rail.

SHOWER ROOM

2.06m x 1.53m (6' 9" x 5' 0") Double size shower cubicle with mains shower, low level WC with concealed cistern, wash hand basin with double cupboard under, heated chrome towel rail.

SECOND FLOOR LANDING

BEDROOM 2

3.74m x 3.95m (12' 3" x 13' 0") Radiator, built-in cupboard, sea views.

BEDROOM 3

3.92m x 3.64m (12' 10" x 11' 11") Radiator, built-in cupboard.

OUTSIDE

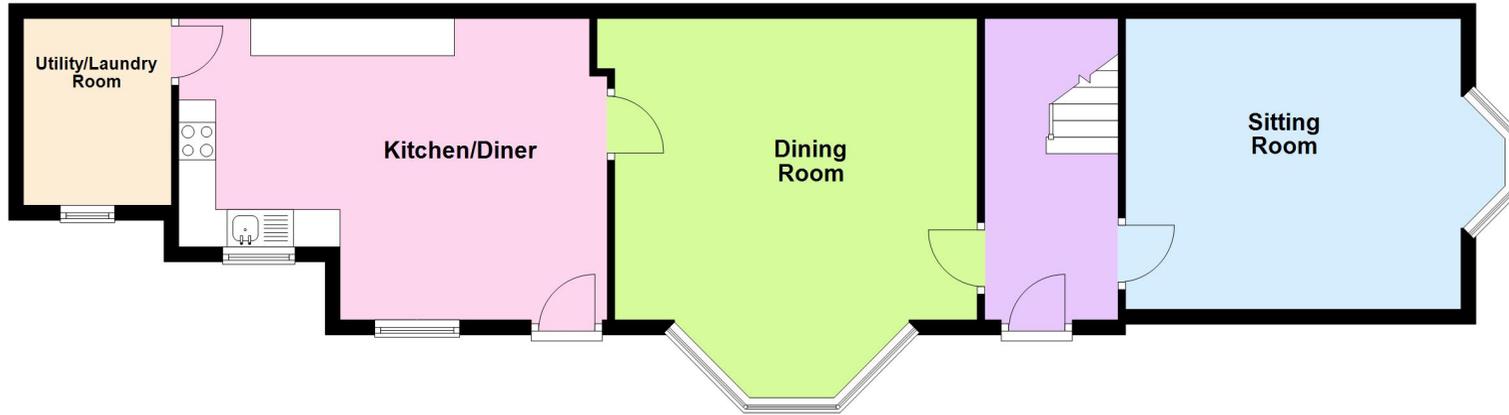
The property is approached via a gated access with the front garden being enclosed by a brick wall, pathway leading to the entrance door and gated access to the rear garden.

The rear garden has lawned areas, a patio and is enclosed by fenced boundaries.

DIRECTIONS

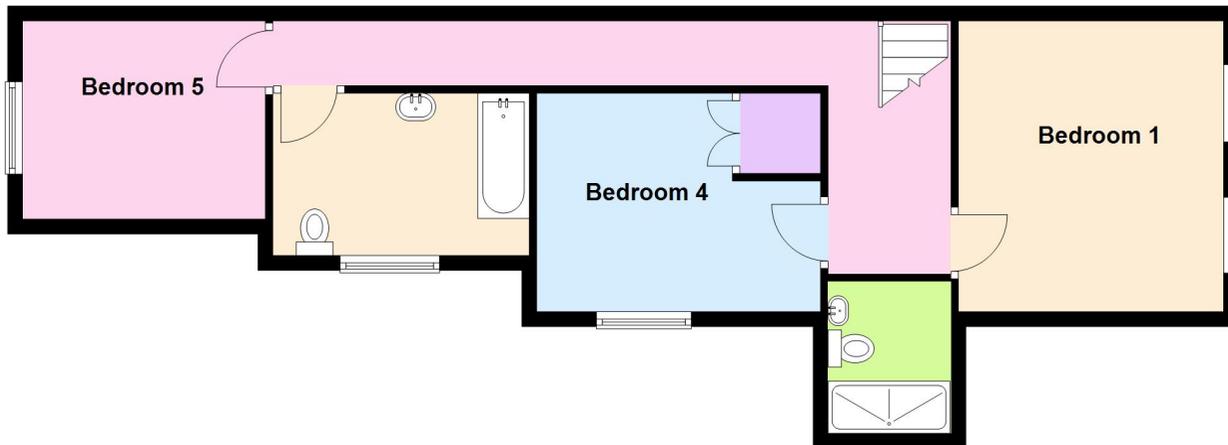
From King's Lynn proceed North on the A149 towards Hunstanton for approximately 15 miles. At the roundabout on the outskirts of Hunstanton take the second exit onto the King's Lynn Road, proceed and opposite Smithdon High School turn left into Park Road. Take the fifth left hand turning into Hill Street and the property will be seen, towards the end, on the right hand side.

Ground Floor

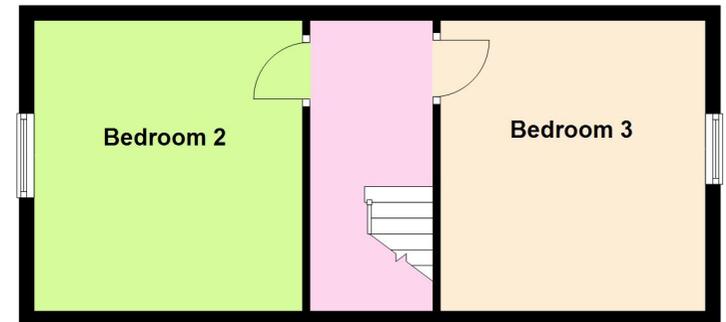


BELTON DUFFEY

First Floor



Second Floor



OTHER INFORMATION

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

Gas central heating.

EPC - E.

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.





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