



**34 Hill Street, Hunstanton**  
**£1,500 per calendar month**

**BELTON DUFFEY**



# 34 HILL STREET, HUNSTANTON, NORFOLK, PE36 5BS

A 5 bedroom (2 bathroom), 2 reception room end terrace period residence situation in a popular 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, laminae 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, door to outside, 2 radiators, inset ceiling lights.

## 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") 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") Airing cupboard with Megaflow 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") 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**

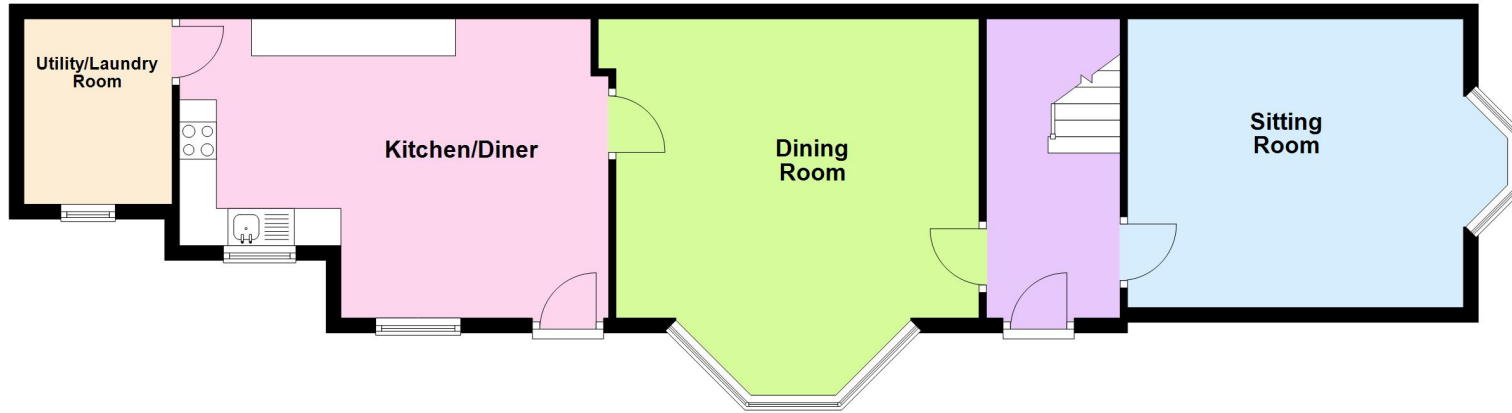
The property is approached via a gated access with the front garden being enclosed by a brick wall, pathway leading to the entrance door and gated access to the rear garden.

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

## **ADDITIONAL INFORMATION**

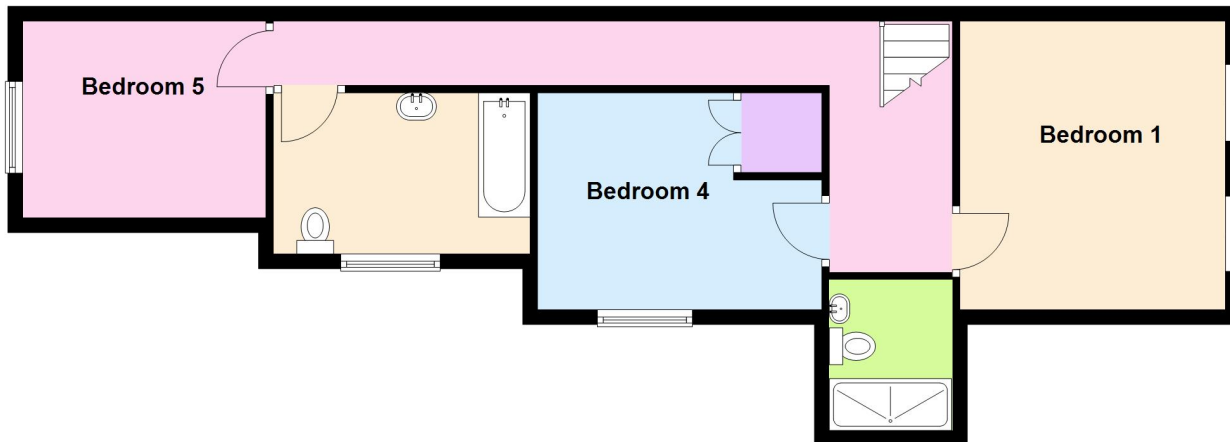
- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - <https://www.gov.uk/prove-right-to-rent>
- 4) Deposit - £1730.00. (Capped at no more than 5 weeks' rent).
- 5) To be let part furnished.

Ground Floor

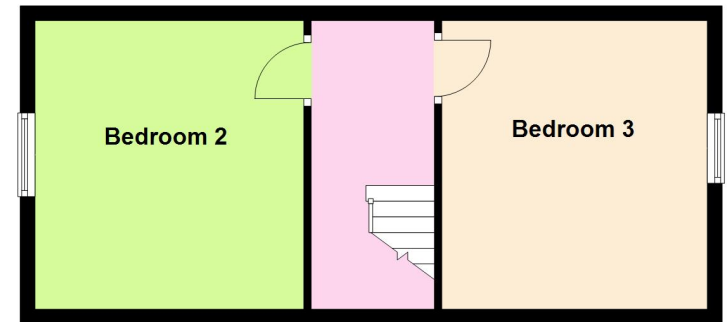


BELTON DUFFEY

First Floor



Second Floor



## **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, the property will be seen on the right hand side towards the end.

## **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.

## **VIEWING**

Strictly by appointment with the agent.



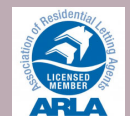


## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 660866  
E: [lettings@beltonduffey.com](mailto:lettings@beltonduffey.com)

Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

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



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.