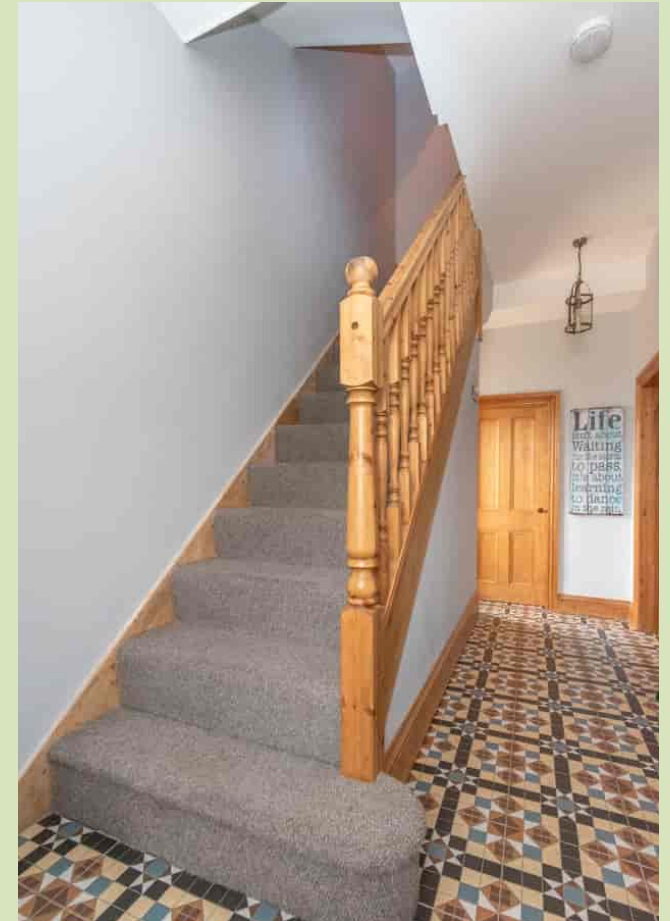




**1 Seagate, Hunstanton**  
**Guide Price £525,000**

**BELTON DUFFEY**



# 1 SEAGATE, HUNSTANTON, NORFOLK, PE36 5BE

Substantial family house with 4 bedroom, 4 bathroom accommodation, over 3 storeys with driveway parking and south facing garden, walking distance of the beach.

## DESCRIPTION

1 Seagate comprises a substantial semi detached period residence situated close to the centre of the popular coastal town of Hunstanton and just a moment's walk from the beach and seafront. The property was built circa 1890 of solid brick and carrstone walls under a tiled and slate roof but has been extensively refurbished by the current owners to now provide a spacious characterful home with family sized accommodation laid out over 3 storeys.

A spacious entrance hall leads to a sitting room, cloakroom/utility and the dining room. The dining room is open plan to a large kitchen/breakfast/living room with a spiral staircase leading up to a versatile first floor games room/snug. The main landing upstairs leads to bedrooms 1 and 2, both of which have en suites and the principal bedroom also having a dressing room. The second floor has 2 further en suite double bedrooms. Further benefits include UPVC double glazed sash windows and doors throughout, gas-fired central heating, a well appointed kitchen, luxury bathroom suites, waxed pine internal doors and skirtings and an impressive cast iron tiled open fireplace in the sitting room.

Outside there is driveway parking to the side for up to 4 cars with a generously sized south facing garden to the rear with a useful timber garden studio building.

## 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, water sports and swimming. 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

A partly glazed composite door with a storm porch over and outside light leads from the front of the property into the entrance hall with staircase leading up to the first floor landing. Understairs storage cupboard, partly glazed composite door leading outside to the driveway to the side of the property. Doors to the utility/cloakroom, sitting room and dining room.

## UTILITY/CLOAKROOM

2.17m x 2.05m (7' 1" x 6' 9")

A range of base and wall cupboards with a laminate worktop incorporating a one and a half bowl stainless steel sink. Spaces and plumbing for a washing machine and tumble dryer, WC, tiled floor, recess housing the gas-fired boiler and hot water cylinder. Window to the side with obscured glass.



## **SITTING ROOM**

4.51m x 4.03m (14' 10" x 13' 3")

An impressive cast iron tiled open fireplace, deep square bay window to the front.

## **DINING ROOM**

4.03m x 3.47m (13' 3" x 11' 5")

Laminate flooring, sash window overlooking the rear garden and an opening to:

## **KITCHEN/BREAKFAST/LIVING ROOM**

10.38m x 2.8m (34' 1" x 9' 2")

A good sized double aspect room with recessed ceiling lights and laminate flooring. Comprising:

### **KITCHEN/BREAKFAST AREA**

A range of cream Shaker style base and wall units with oak block worktops incorporating a butler sink, tiled splashbacks. Recess for a range style cooker with gas connection and an extractor hood over, integrated dishwasher, fridge and freezer. Breakfast bar with space under for stools, window to the side and a glazed UPVC door leading outside to the rear garden.

### **LIVING AREA**

Space for a sofa/armchairs etc, windows to the side and rear overlooking the garden and a spiral staircase leading upstairs to the games room/snug.

## **FIRST FLOOR LANDING**

Staircase leading upstairs to the second floor landing, doors to bedrooms 1 and 2.

## **BEDROOM 1**

4.03m x 3.51m (13' 3" x 11' 6")

Sash window overlooking the rear garden, door to the dressing room and an opening to the en suite bathroom.

## **DRESSING ROOM**

2.48m x 2m (8' 2" x 6' 7")

A range of fitted wardrobe and drawer units, sash window to the rear with obscured glass.

## **EN SUITE BATHROOM**

3.76m x 2.76m (12' 4" x 9' 1")

A luxury suite comprising a freestanding double ended bath, shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled floor, vertical radiator, recessed ceiling lights and a sash window to the side. Connecting door to the games room/snug.



## **BEDROOM 2**

4.03m x 3.4m (13' 3" x 11' 2")

Sash window to the front and a door leading into:

## **EN SUITE SHOWER ROOM**

A suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, vertical radiator, recessed ceiling lights and a sash window to the front.

## **FIRST FLOOR GAMES ROOM/SNUG**

6.53m x 2.77m (21' 5" x 9' 1")

A versatile room accessed via a spiral staircase from the kitchen/breakfast/living room. Double aspect windows to the side and rear overlooking the garden, connecting door to bedroom 1.

## **SECOND FLOOR LANDING**

Window to the side, doors to bedrooms 3 and 4.

## **BEDROOM 3**

4.23m x 3.48m (13' 11" x 11' 5")

Built-in wardrobe cupboard, display recess, 2 sash windows to the front and a door leading into:

## **EN SUITE BATHROOM**

A suite comprising a shaped bath with a shower mixer tap and glass shower screen over, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, vertical radiator, recessed ceiling lights and a sash window to the side.

## **BEDROOM 4**

4.15m x 3.41m (13' 7" x 11' 2")

Sash window overlooking the rear garden and a door leading into:

## **EN SUITE BATHROOM**

A suite comprising a shaped bath with a shower mixer tap and glass shower screen over, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, vertical radiator, recessed ceiling lights and a sash window to the rear.





## **OUTSIDE**

Number 1 is set back off Seagate behind a low brick wall with a paved pathway leading to the front porch with a gravelled garden to the side. A concrete driveway provides parking for up to 4 cars with a entrance door to the side of the property and a tall pedestrian gate opening onto the rear garden. Raised sleeper gravelled bed to the side planted with grasses and low shrubs, space for refuse bin storage etc and outside lighting.

The rear garden is south facing and comprises an extensive sandstone paved terrace immediately behind the property, where there is a timber summer house, with a good sized wrap around lawn beyond. Fenced boundaries, raised sleeper bed planted with low shrubs and plants, outside tap and lighting.

## **GARDEN STUDIO**

5.9m x 2.85m (19' 4" x 9' 4")

Located at the rear of the garden, the timber studio building is currently used as a gym but could instead provide a home office. Power and light, windows and glazed doors.

## **DIRECTIONS**

From King's Lynn proceed North on the A149 towards Hunstanton for approximately 15 miles. On reaching Hunstanton, take the second exit at the roundabout onto Oasis Way. Continue along taking the third exit at the next roundabout passing Tesco on the right-hand side. Take the first exit at the next roundabout where you will see the property further up on the left.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band D.

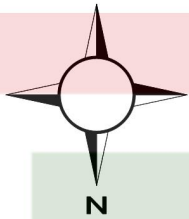
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





**Kitchen/  
Breakfast  
Room**  
10.38m x 2.80m  
(34'1" x 9'2")

**Snug/  
Games  
Room**  
6.53m x 2.77m  
(21'5" x 9'1")

### Ground Floor

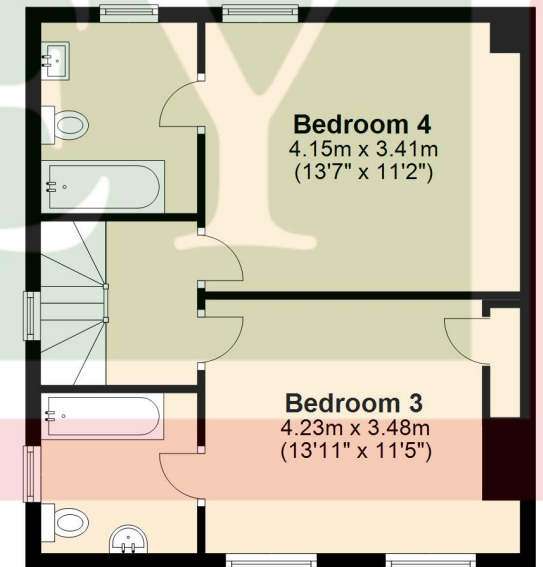
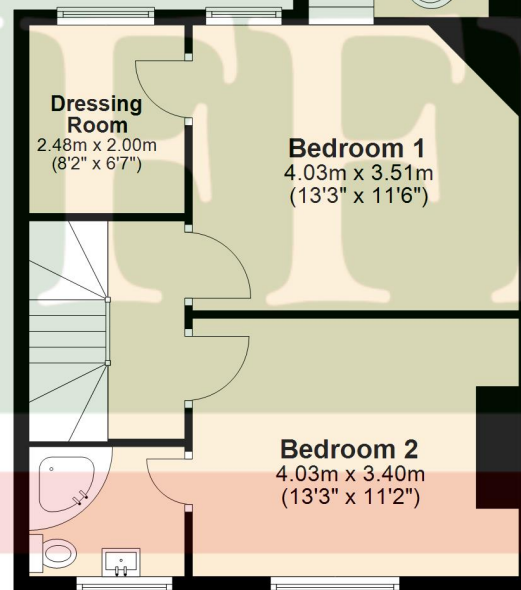
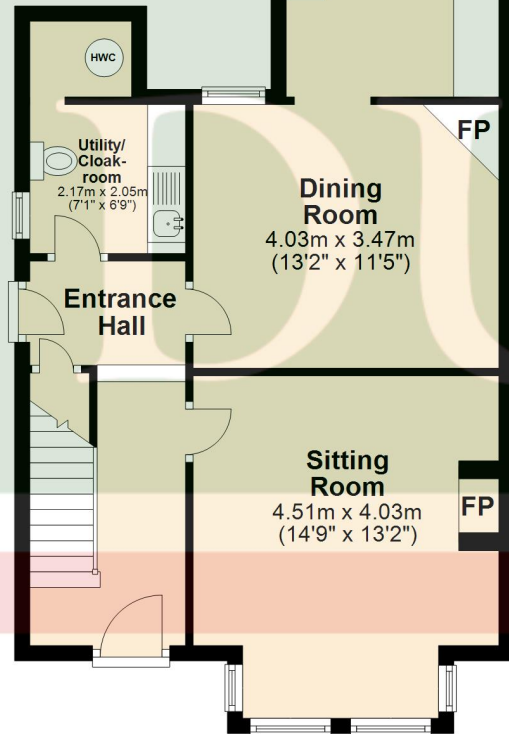
Approx. 77.7 sq. metres (836.2 sq. feet)

### First Floor

Approx. 72.8 sq. metres (783.9 sq. feet)

### Second Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



Total area: approx. 195.4 sq. metres (2103.7 sq. feet)



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