



10 St Edmunds Avenue, Hunstanton
Guide Price £350,000

BELTON DUFFEY



10 ST EDMUNDS AVENUE, HUNSTANTON, NORFOLK, PE36 6AZ

An attractive 4 double bedroom, 3 reception, period terrace house with many original features being situated in a sought after location.

DESCRIPTION

An attractive 4 double bedroom, 3 reception, period terrace house with many original features being situated in a sought after location.

The property was built circa 1880 of solid brick and carrstone walls under a slate roof and has many original features including panelled internal doors, tiled floors, deep skirtings and moulded and high ceilings. UPVC double glazing and gas fired central heating is installed.

The accommodation briefly comprises entrance hall, a bay windowed sitting/dining room, cloakroom, breakfast room, kitchen with door out to the rear garden on the ground floor, on the first floor are two bedrooms and large family bathroom, on the second floor are two further bedrooms.

Outside, the property has a front garden and an enclosed rear garden which is partly lawned with decked areas one being covered.

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

STORM PORCH

Tiled floor and part tiled walls, black wood grain effect double glazed door leading to

ENTRANCE HALL

6.59m x 1.09m max (21' 7" x 3' 7") Radiator, period black, terracotta and cream tiled floor, electric trip switches, 2 doors into sitting room/dining room and 2 feature arches

INNER HALLWAY

2.35m x 1.91m (7' 9" x 6' 3") Period, black, terracotta and cream tiled floor, staircase to first floor landing, arch into breakfast room.

CLOAKROOM

1.55m x 0.68m (5' 1" x 2' 3") Low level WC, wash hand basin, tiled wall areas.

SITTING ROOM/DINING ROOM

9.49m x 3.44m (31' 2" x 11' 3") Feature black cast iron fireplace with decorative tiled inset, tiled hearth and timber surround, built-in bookshelves with cupboards under, further built-in shelves, moulded ceiling, 2 radiators.

DINING AREA: Walnut effect laminate flooring, fitted work stations with cupboards under

BREAKFAST ROOM

3.51m excluding recess x 3.08m (11' 6" x 10' 1") Oak effect flooring, radiator and arch to



KITCHEN

4.29m x 3.10m (14' 1" x 10' 2") L-shaped walnut block effect worktop with twin bowl sink unit and chrome mixer tap, soft closure cupboards and drawers under, Zanussi fan assisted oven with AEG built-in microwave over, Smeg 5 ring gas hob with extractor over, matching wall cupboards, further worktop with space and plumbing for washing machine and condenser dryer under, cupboards under, broom cupboard, pull-out larder cupboard, ceramic tiled floor, twin aspect windows, high ceiling with ceiling beams, double glazed door to outside.

FIRST FLOOR LANDING

6.93m x 3.11m into stair recess, narrowing to 0.95m (22' 9" x 10' 2" into stair recess, narrowing to 3' 1")

BEDROOM 1

4.76m into chimney breast recess x 5.36m into bay (15' 7" into chimney breast recess x 17' 7" into bay) Range of wardrobe cupboards with hanging rails and shelves, 2 radiators, moulded ceiling.

BEDROOM 2

3.99m x 3.62m (13' 1" x 11' 11") Radiator

BATHROOM

3.08m x 2.70m (10' 1" x 8' 10") Panelled bath, wash hand basin with chrome mixer tap, double cupboard and 3 drawers under, shower cubicle with mains shower with 'rainfall' shower, tiled wall areas, heated towel rail.

CLOAKROOM 2

1.95m x 0.83m (6' 5" x 2' 9") Low level WC.

SECOND FLOOR SPLIT LEVEL LANDING

6.15m x 3.17m into stair recess, narrowing to 1.02m (20' 2" x 10' 5" into stair recess, narrowing to 3' 4") Radiator, door into

ATTIC ROOM

3.77m x 1.93m average (12' 4" x 6' 4") average.

BEDROOM 3

4.88m into chimney breast recess x 4.03m max into bay, narrowing to 2.79m (16' into chimney breast recess x 13' 3" max into bay, narrowing to 9' 2") Window to front giving views over roof tops and of the The Wash, laminate flooring, built-in wardrobes with hanging rails, picture rail.

BEDROOM 4

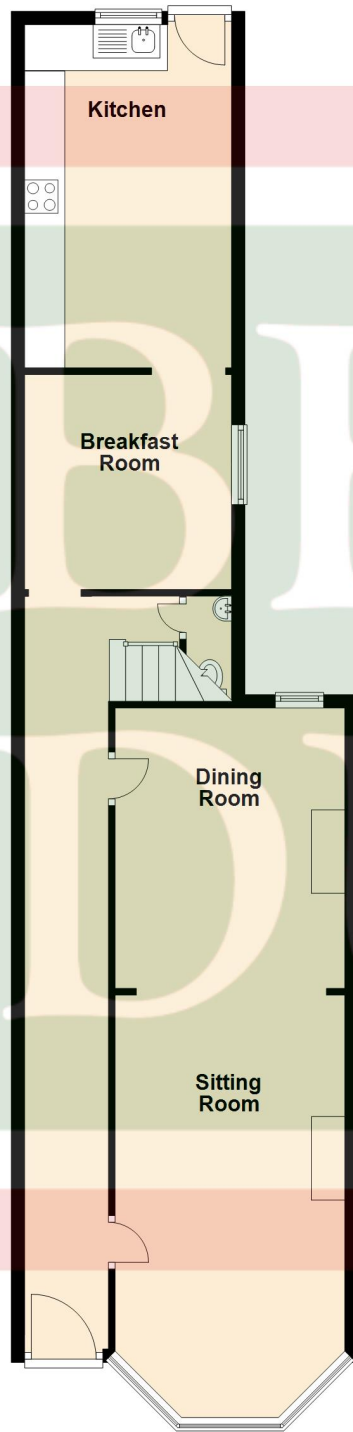
3.68m x 2.77m (12' 1" x 9' 1") excluding window recess, radiator.

OUTSIDE

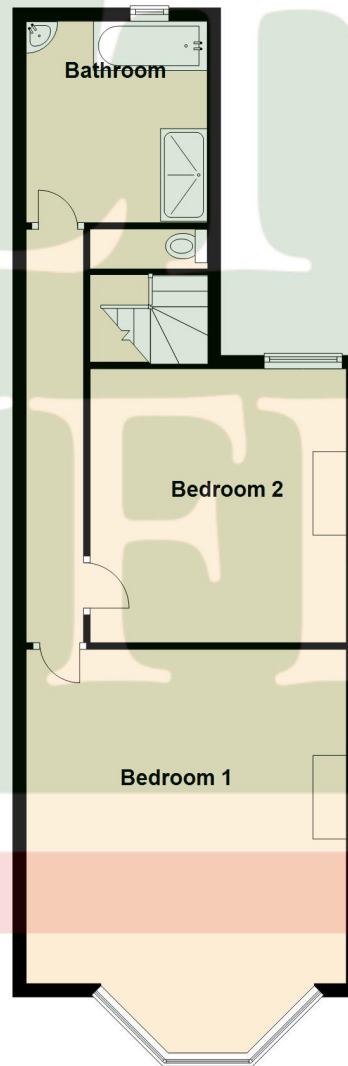
The property has a paved pathway leading to the front entrance door with the front garden having paved areas and flower and shrub borders, being enclosed by carrstone period walls.

The rear garden has a paved pathway leading to a rear pedestrian gate. The rear garden is laid to lawn with a decked area, being enclosed by walled boundaries with outside lighting. To the side of the property is covered area with timber decking and shelves.

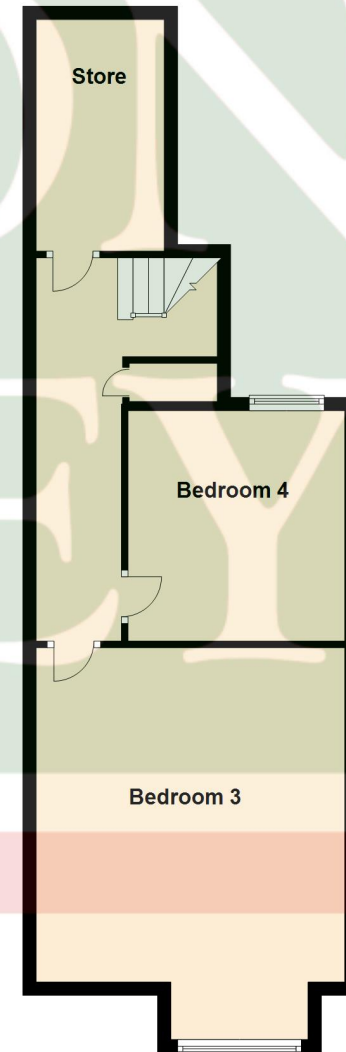
Ground Floor



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 along passing Smithdon High School on the right hand side and the Police Station and the recreational field also on the right. Glebe Avenue will be seen opposite Glebe House School, proceed along here turning left into St Edmunds Avenue 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 D.

Gas central heating.

EPC - E.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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