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2 Lapwing Lane
Hunstanton
Norfolk
PE36 5PQ

£439,995

A highly desirable coastal location property with no onward chain!! Newson & Buck are proud to present to you this stunning four bedroom family home located in the costal location of Hunstanton. The property comprises of entrance hallway, lounge, study room, kitchen diner, utility, downstairs w/c, four bedrooms with two en-suites and a family bathroom. Further more there is off-road parking for numerous vehicles, a garage and a rear garden. The property was completed in 2021 and has been tastefully decorated to a modern standard. Viewing is highly recommended on this beautifully presented family home.

- Four Bedrooms
- Garage
- Costal Location
- Kitchen Diner
- Lounge
- Two En-Suites
- Family Bathroom
- EPC - B



Entrance Hall

Front door opening to entrance hall, fitted carpets, one radiator.

W/C

3' 08" x 7' 0" (1.12m x 2.13m) Vinyl flooring, one radiator, one double glazed window, sink, low flush w/c.

Study

9' 10" x 9' 0" (3.00m x 2.74m) Fitted carpets, one double glazed window, one radiator.

Lounge

12' 10" x 16' 1" (3.91m x 4.90m) Fitted carpets, one double glazed window, double glazed patio doors, two radiators.

Kitchen Diner

12' 4" x 15' 7" (3.76m x 4.75m) Tiled flooring, fitted kitchen units, gas oven and hob with over head extractor, one radiator, sink drainer, one double glazed window, space for washing machine and dishwasher.

Utility

5' 0" x 7' 1" (1.52m x 2.16m) Tiled flooring, space for washing machine and fridge freezer, stainless steel sink drainer, door leading to parking area.

Landing

Fitted carpets, one radiator, access to loft

Bedroom One

17' 11" x 9' 8" (5.46m x 2.95m) Fitted carpets, two double glazed windows, two radiators, fitted wardrobe space.

En Suite

8' 01" x 8' 0" (2.46m x 2.44m) Vinyl flooring, double shower, one radiator, one double glazed window, low flush w/c, sink.

Bedroom Two

16' 1" x 12' 8" (4.90m x 3.86m) Fitted carpets, two double glazed windows, one radiator, fitted wardrobes.

En Suite

Vinyl flooring, double shower, sink, low flush w/c, one double glazed window

Bedroom Three

12' 7" x 9' 0" (3.84m x 2.74m) Fitted carpets, one radiator, one double glazed window.

Bedroom Four

9' 10" x 9' 4" (3.00m x 2.84m) Fitted carpets, one radiator, one double glazed window.

Bathroom

7' 07" x 6' 11" (2.31m x 2.11m) Vinyl flooring, bath tub with shower attachment, low flush w/c, sink, one double glazed window, one radiator.

Garage

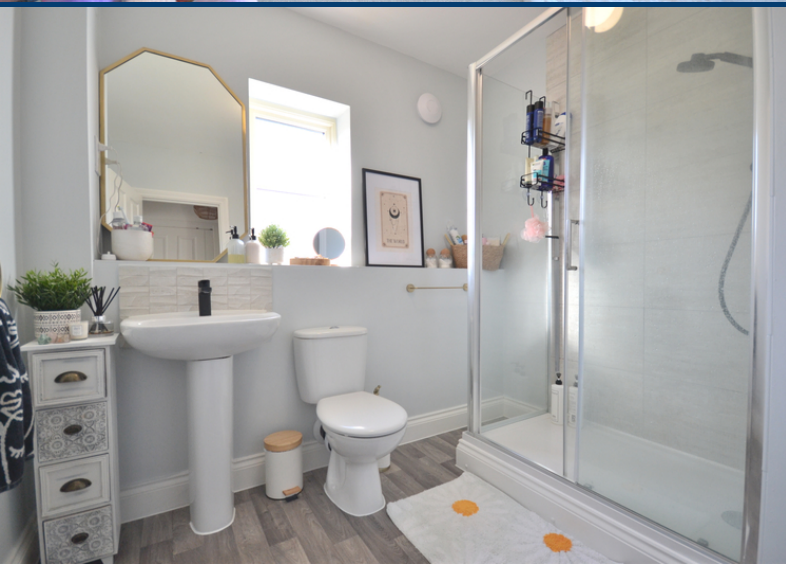
Up and over front door with exit door to rear garden, fitted electrics and lighting

Rear Garden

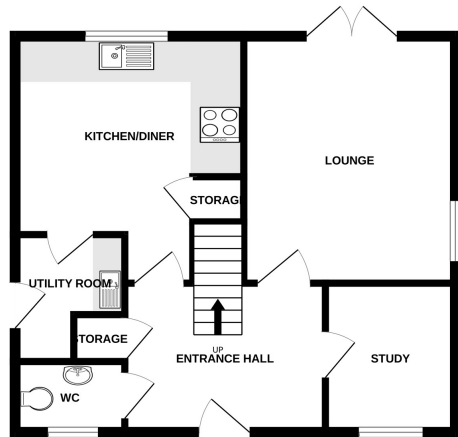
Patio area, laid grass, fully enclosed.

EPC - B

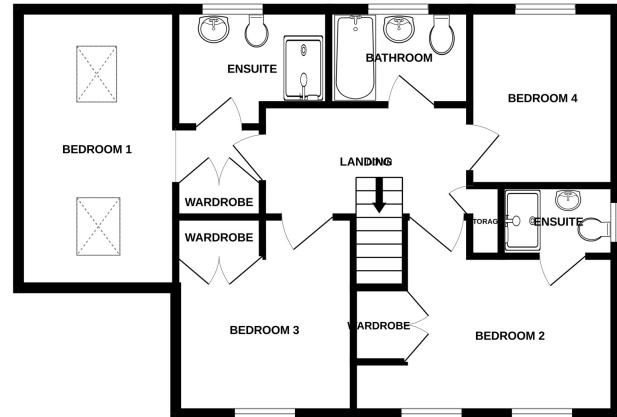
Council Tax Band D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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