

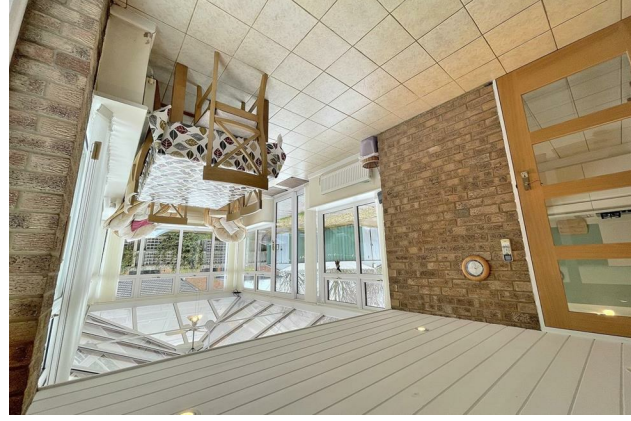
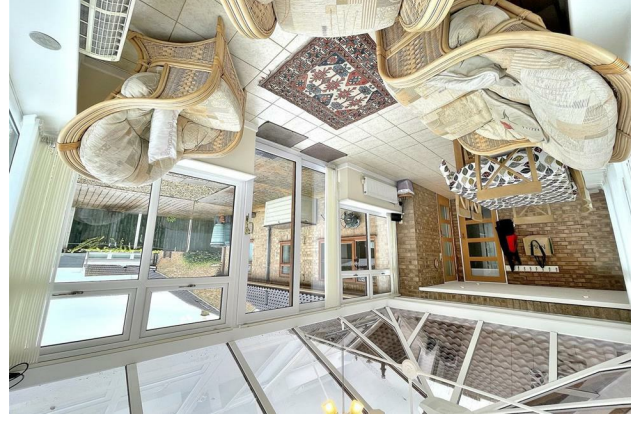
****NO ONWARD CHAIN**** A beautifully presented, mature detached bungalow offering spacious accommodation including; Entrance Porch, Entrance Hall, Living Room, Kitchen/Breakfast, Conservatory, Three Double Bedrooms, Bathroom and Separate Wet Room. The property which benefits from UPVC double glazing, gas central heating and solar panels, has low maintenance gardens to the front and rear along with ample off road parking.

The property is situated on a popular estate made up of similar properties within the popular coastal town of Hunstanton. Hunstanton has a wide range of shops and eateries along with a full range of other services including supermarkets, schools, doctor surgery, church and leisure facilities, including the nearby Hunstanton Golf Club being a championship golf course. There are local bus services to nearby villages and regular services to the town of Kings Lynn (16miles) which offers a wider range of shopping facilities together with a direct rail link to Ely, Cambridge and London.

29 Princess Drive, Hunstanton, Norfolk, PE36 5JG



Offers In Excess Of £350,000 Freehold



UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

Quarry tiled floor, UPVC double glazed window to side, door to:-

ENTRANCE HALL

Skimmed and coved ceiling, laminate flooring, access to roof space, power point, telephone socket, single radiator, airing cupboard housing gas fired boiler supplying domestic hot water and radiators, doors to; bathroom, bedrooms one and two, kitchen and living room.

LIVING ROOM

14'10" x 12'2" max (4.52 x 3.71 max)

Skimmed and coved ceiling, laminate flooring, power points, television point, double radiator, UPVC double glazed window to front, feature fireplace and hearth with inset living flame gas fire.

KITCHEN

11'1" x 10'5" (3.38 x 3.18)

Skimmed and coved ceiling with two light rails, tiled floor, power points, vertical radiator, UPVC double glazed window to rear, range of matching cream gloss base units with composite work surfaces over and matching upstand backsplashes, matching tallboy units, breakfast bar with cupboard under, integral sink unit with work top cut drainer and mixer tap over, built in electric double oven, built in gas hob, built in fridge freezer, built in dishwasher, built in washing machine, glazed panelled door to:-

CONSERVATORY

22'10" max x 8'5" max (6.96 max x 2.57 max)

UPVC double glazing over a brick base, double glazed pitched glass roof with reflective coating, tiled floor, power points, telephone socket, Fujitsu Air Conditioning Unit, door to inner hall, UPVC double glazed sliding door to side, UPVC double glazed sliding door to rear garden.

BEDROOM ONE

12'6" max x 10'1" max (3.81 max x 3.07 max)

(max room measurements excluding fitted bedroom furniture) Skimmed and coved ceiling, laminate flooring, UPVC double glazed window with fitted blinds to the front, power points, double radiator, range of matching fitted bedroom furniture including wardrobes, chest of drawers, pigeon hole shelving and bedside cabinets.

BEDROOM TWO

11'0" max x 10'2" max (3.35 max x 3.10 max)

(max room measurements excluding fitted bedroom furniture) Skimmed and coved ceiling, laminate flooring, power points, television point, double radiator, UPVC double glazed window with fitted blinds to rear, range of fitted bedroom furniture including wardrobes, chest of drawers, units and bedside cabinets.

BATHROOM

7'11" x 5'6" (2.41 x 1.68)

Skimmed and coved ceiling, tiled floor, single radiator, UPVC double glazed window to rear, light shaver socket, suite comprising panelled bath with tiled splash back along with mixer tap and shower attachment over, pedestal wash hand basin with tiled splash back, low level WC.

INNER HALL

Skimmed ceiling, access to roof space, tiled floor, doors to:-

WET ROOM

6'1" x 4'10" (1.85 x 1.47)

Skimmed ceiling with inset spot light, full height ceramic wall tiling, tiled floor, wall extractor, single radiator, shower area with floor drain and fitted electric shower over, pedestal wash hand basin, low level WC.

BEDROOM THREE

10'2" x 8'10" (3.10 x 2.69)

Skimmed ceiling, power points, single radiator, laminate flooring UPVC double glazed window to front.

OUTSIDE

FRONT

Laid mainly to brick weave style patterned concrete giving two driveway accesses along with a central gravelled area. Raised brick planters, wooden bench, paths at either side of the bungalow with gates giving pedestrian access to the rear.

REAR

Laid mainly to brickweave style patterned concrete and enclosed mainly by fencing, with a central gravelled area along with inset shrubs and plants. Outside tap, two steel garden sheds.

DIRECTIONS

Approach Hunstanton on the A149 and at the roundabout at the top of the hill take the first turning left into Princess Drive. The property will be found further along on the right hand side.

SERVICES

Mains electricity, mains gas, mains water, mains drainage. 16 panel solar panel system.

COUNCIL TAX BAND

Band D - £2260.37 for 2024/2025

ENERGY PERFORMANCE CERTIFICATE

Rate - TBA



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 sq.m.) approx.
While 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 a guide only. Prospective purchasers should verify all measurements and areas. Measurements are given in feet and inches and no guarantee as to their accuracy or efficiency can be given.
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