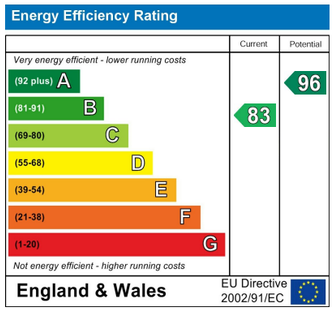
DIRECTIONS

SATNAV: PE36 5PX



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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22 Avocet Avenue Hunstanton PE36 5PX

TWO BEDROOM END TERRACE BUNGALOW

Hunstanton **£290,000 Freehold**

01553 692828
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HUNSTANTON
Hunstanton is a popular coastal town offering a great balance of seaside living and everyday convenience. The town provides a good selection of local amenities, including independent shops, supermarkets, cafés, restaurants, pubs and a range of leisure facilities. The seafront and promenade are ideal for coastal walks, while the beach and surrounding countryside provide plenty of opportunities for outdoor recreation. Hunstanton also benefits from a number of schools, healthcare facilities and community services, with further amenities available in the surrounding villages and nearby King's Lynn. With its attractive coastline, relaxed atmosphere and range of facilities, Hunstanton is a desirable location for families, retirees and those looking to enjoy a coastal lifestyle.

ENTRANCE HALL
Fitted carpet, double radiator, doors to all rooms, storage cupboard

LOUNGE 16'7" x 11'4" (5.05m x 3.45m)
Fitted carpet, window to side aspect, double radiator, French doors to rear garden

KITCHEN/DINER 12'1" x 11'3" (3.68m x 3.43m)
Tiled flooring, window and door to rear garden, double radiator, range of wall-mounted base and drawer units, integrated gas hob and eye-level electric oven, stainless steel sink with drainer, extractor hood, space and plumbing for washing machine.

BATHROOM 7'3" x 6'8" (2.21m x 2.03m)
Tiled flooring, decorative surround wall tiling, double radiator, W.C, hand wash basin, fitted bath with shower over.

BEDROOM ONE 13'10" x 9'7" (4.22m x 2.92m)
Fitted carpet, window to front aspect, double radiator.

BEDROOM TWO 10'6" x 8' (3.20m x 2.44m)
Fitted carpet, window to front aspect, double radiator, fitted wardrobes, loft access.

REAR GARDEN
Fully enclosed garden with Laid patio with sleeper and gravel, side access.

PARKING
Two designated parking spaces, accessed through the other side of Avocet Avenue. (turn right at Butterfield Meadow then left on to Avocet Avenue Right Side).

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

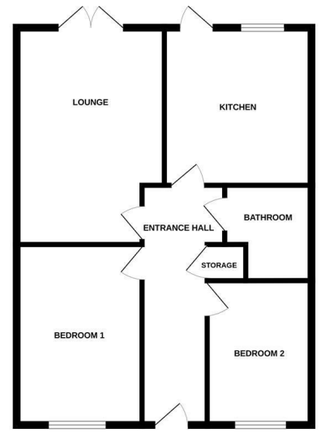
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NO UPWARD CHAIN Nestled in Avocet Avenue, Hunstanton, this well-presented two-bedroom end terrace bungalow offers a delightful blend of modern living and comfort. Built in 2021, the property boasts contemporary design and functionality, making it an ideal choice for those seeking a low-maintenance lifestyle. The spacious reception room at the rear of the property, provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features two generously sized bedrooms, each designed to maximise space and natural light, ensuring a peaceful retreat at the end of the day. The property includes a well-appointed bathroom, catering to all your daily needs with ease. One of the standout features of this bungalow is the low-maintenance rear garden, which offers a private outdoor space for enjoying the fresh air without the burden of extensive upkeep. For those with vehicles, the property provides convenient parking for two vehicles, ensuring that you and your guests have ample space. This bungalow is not only a practical choice but also a wonderful opportunity to enjoy the serene lifestyle that Hunstanton has to offer.

In summary, this two-bedroom end terrace bungalow on Avocet Avenue is a perfect blend of modern convenience and comfort, making it an excellent choice for first-time buyers, downsizers, or anyone looking for a peaceful retreat in a lovely coastal town. Don't miss the chance to make this delightful property your new home.

GROUND 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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