

SOWERBYS

Norfolk Property Specialists



31 Homefields Road

Hunstanton, Norfolk, PE36 5HL

£325,000



Viewing by appointment with our
Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



31 HOMEFIELDS ROAD

An excellent opportunity to acquire an individual detached bungalow in a convenient location, close to the town centre. Situated along a private driveway which leads off Homefields Road, the property provides an ideal retirement/second home with gravelled driveway at the side for parking and small gardens to front and rear.

The accommodation includes attractive fitted kitchen/diner which has double doors opening to the sitting room. There are two bedrooms, one with en-suite shower room, a modern bathroom with WC, as well as an additional WC.



KEY FEATURES

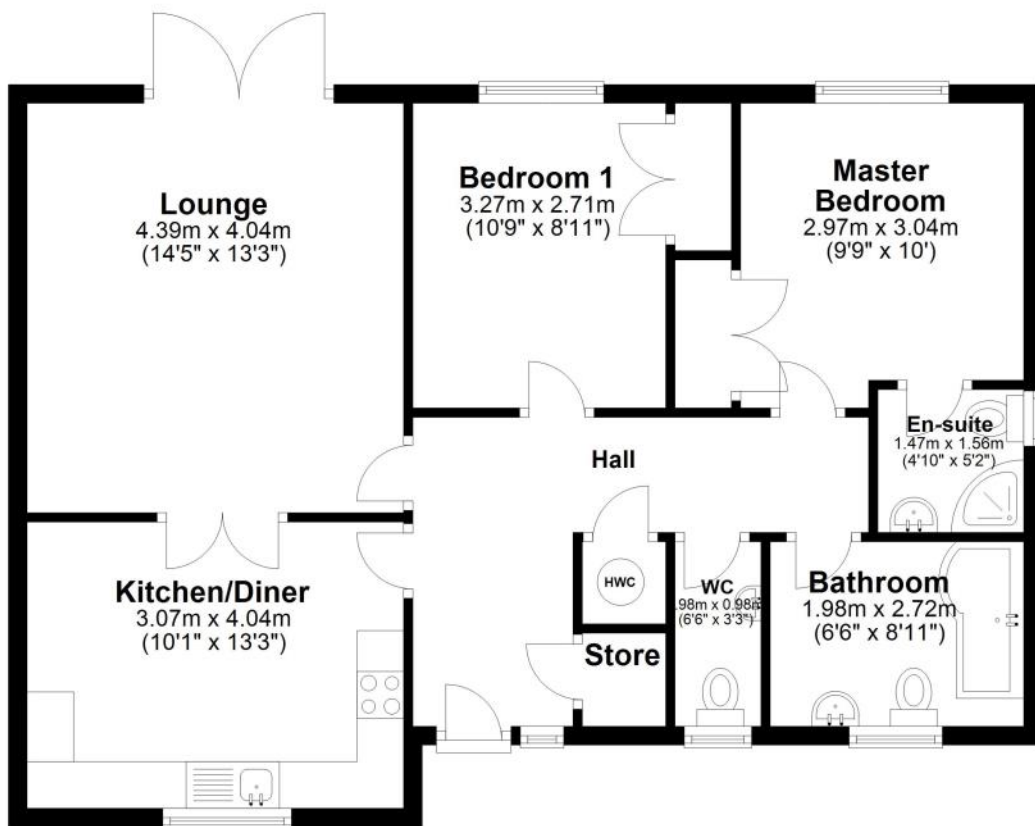
- Individual Detached Bungalow
- Convenient for Town Centre
- Two Bedrooms
- En-Suite Shower Room
- Attractive Kitchen/Diner
- Front & Rear Gardens
- Gravelled Driveway
- Gas Fired Central Heating
- Double Glazing
- Ideal Retirement/Second Home





Ground Floor

Approx. 75.0 sq. metres (807.2 sq. feet)



Total area: approx. 75.0 sq. metres (807.2 sq. feet)

31 Homefield Road, Hunstanton

HUNSTANTON

Hunstanton is a coastal town and resort facing the Wash. It enjoys wonderful sunsets over the sea, being the only town on the east coast that faces west. The beach is long and sandy and is famous for its striped cliffs. There are two supermarkets, primary and secondary schools, and a range of shops. For golfers there is the superb championship golf course - Hunstanton Golf Club and nearby, The Royal West Norfolk Golf Club at Brancaster. In addition, Searles Holiday Park and the nearby Heacham Manor have their own courses. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.

SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8517-7133-1350-4145-0996.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

Please note that the bungalow is situated along a private gravelled driveway which leads off Homefields Road which is shared with the neighbouring bungalow.

Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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