



SOWERBYS

## LAKESIDE

Waterworks Road, Old Hunstanton,  
Norfolk, PE36 6JE



# LAKESIDE

Lakeside, Waterworks Road,  
Norfolk, PE36 6JE

- Substantial Detached Family Home
- Two Sitting Rooms with Wood-Burning Stoves
- Generous Dining Room
- Six Bedrooms
- Four En-Suites and a Family Bathroom
- Generous and Extremely Versatile Accommodation
- Ample Off Road Parking
- Coastal Location

Hunstanton Office

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)

Just a stones throw away from the championship links of Old Hunstanton Golf Club and golden sandy beaches is 'Lakeside', a spacious coastal residence within easy walking distance of local amenities. The property has been remodelled and modernised, creating light and airy accommodation throughout.

'Lakeside' has been cleverly designed by the current owner, meaning it can be run as two separate properties. This creates an ideal opportunity for a holiday let or an annexe for multi-generational living, but it could still easily be lived in as one property if preferred.

On the ground floor, accommodation briefly comprises a good-size family kitchen and a large sitting room featuring a fireplace with brick surround and wood-burning stove. This impressive room provides views over the lake and has doors leading into the generous dining room, which is filled with natural light and once again offers wonderful views with doors leading out onto the decking area.

There are three rooms currently being used as bedrooms on the ground floor, with the principal bedroom benefitting from en-suite facilities. The two further bedrooms are served by the family bathroom, which enjoys a bath as well as a shower cubicle. There is also an additional separate WC, completing the ground floor.

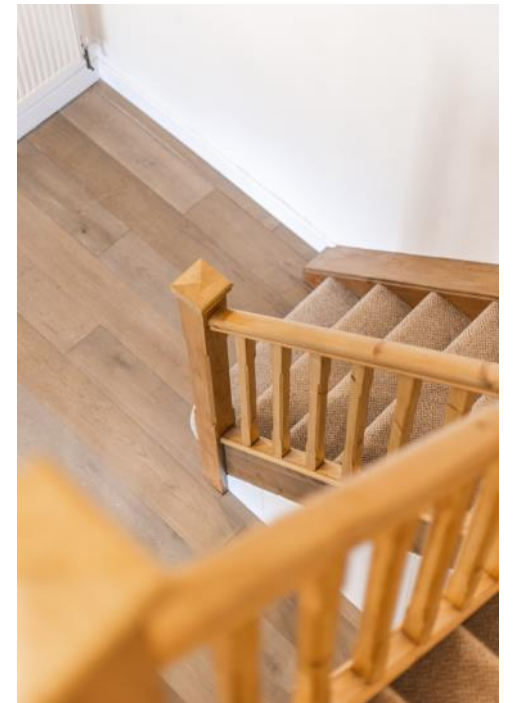
On the first floor you'll find three further bedrooms. The principal bedroom boasts a large en-suite with both a free-standing oval bath and a shower, in addition to a walk-in wardrobe and separate TV seating area. The two further bedrooms also have their own en-suite facilities. An exceptional element to the first floor is the second sitting room, with exposed beams, feature roof lantern, wood-burning stove and double doors leading out to the decked terrace offering spectacular views.

'Lakeside' is approached down a large gravel driveway, providing ample off road parking for multiple vehicles as well as room for motor home or boats. To the side of the property is a lawned area with mature plants, shrubs and trees, whilst a decking walkway lines the edge of the lake, providing breath-taking views. Doors from the dining room lead out onto an enclosed seating area overlooking the lake, perfect for relaxation and evening BBQs, with a path leading to the main lawn.

















## OLD HUNSTANTON

Old Hunstanton is a highly sought after village on the north Norfolk coast, just a mile from the main town of Hunstanton and approximately ten miles from Burnham Market. The village has a local shop and post office and is renowned for its excellent sandy beaches, real ale pubs and restaurants. The town of Hunstanton offers two supermarkets, primary and secondary schools, and a range of shops. For golfers, the village is home to Hunstanton Golf Club with its superb Championship course and nearby is the Royal West Norfolk Golf Club at Brancaster. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.

## SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

C. Ref:- 2932-8012-2117-1192-9923.

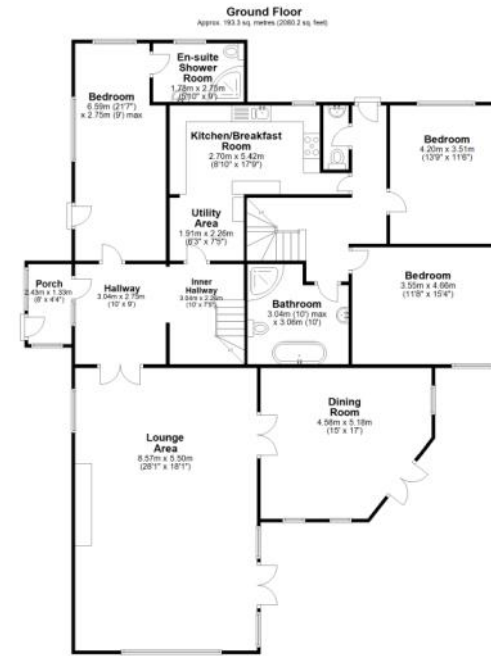
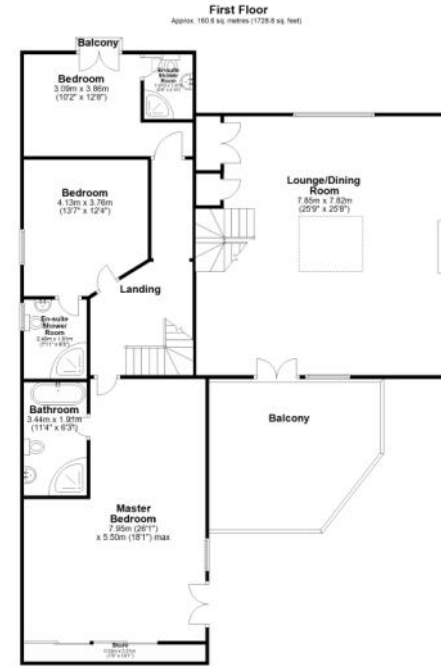
To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## AGENT'S NOTE

The mains sewerage is via a chamber and lift pump in the neighbouring premises, connecting to the mains sewerage pipe.



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.



Total area: approx. 353.9 sq. metres (3809.0 sq. feet)



**SOWERBYS**  
Norfolk Property Specialists

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)  
01485 533666