

SOWERBYS

Norfolk Property Specialists



9 Ashdale Park

Old Hunstanton, Norfolk, PE36 6EQ

Guide Price £695,000



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



9 ASHDALE PARK

With Old Hunstanton's beautiful sandy beach and the championship links course of Hunstanton Golf Club on the doorstep, Ashdale Park is a small mature development tucked away from the hustle and bustle of this sought after coastal village, yet perfectly positioned to take advantage of all the local amenities. Number 9 Ashdale Park has been lovingly cared for and modernised by the current owners and has spacious and versatile accommodation including a large sitting room with a feature brick and carrstone fireplace, a box window to the front and glazed doors to the rear leading out to the conservatory which enjoys fantastic views over the enclosed rear garden. There is a separate dining room and the fitted kitchen/breakfast room is located to the rear of the property, with the large window offering lovely views over the garden. There is also a separate utility room and cloakroom with WC and basin.

From the central hallway stairs lead up to the first floor which gives access to all four bedrooms and the family bathroom. The principal bedroom is fitted with an en-suite bathroom, and there are built in wardrobes to the second bedroom.

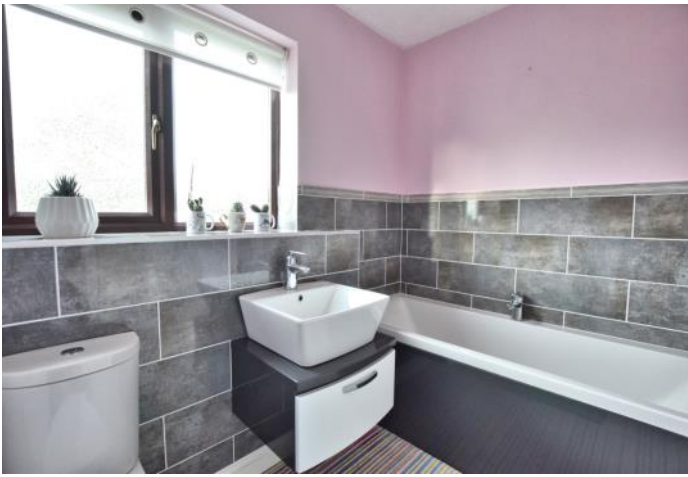
Outside, to the front of the property is a small lawned area planted with mature shrubs and trees, and a good sized driveway allows ample parking space and leads to the double garage, which has an up and over door and a personnel door to the rear, leading out to the garden. There is also access around the side of the property to the rear garden, which features a superb patio area accessed from the conservatory. There is an integral garden store, and the garden is mainly laid to lawn with a selection of mature plants, shrubs and trees, a summerhouse, and several patio seating areas allowing this beautiful spot to be enjoyed at any time of day.



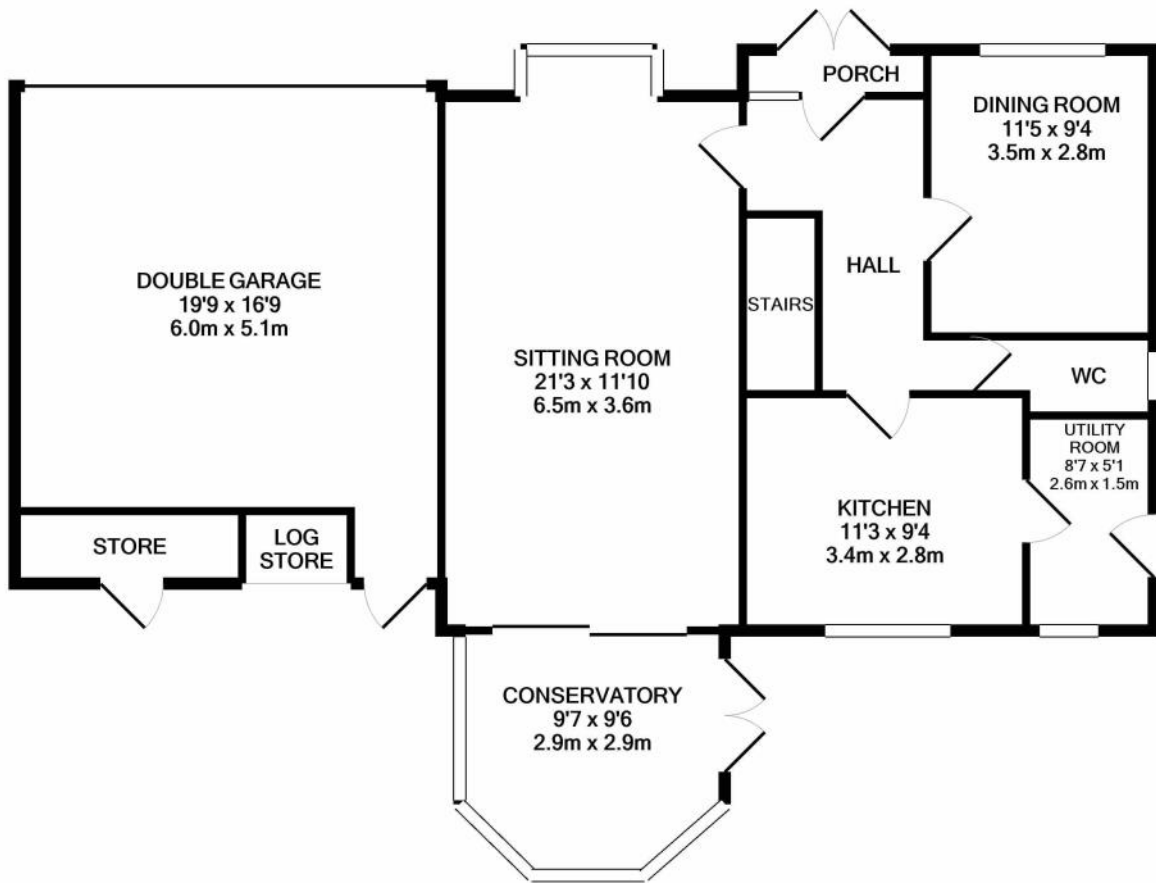
KEY FEATURES

- Four Bedroom Detached Property
- Sought After Coastal Location
- Two Reception Rooms
- Conservatory
- Utility Room and Downstairs Cloakroom
- Family Bathroom and Principal En-Suite
- Enclosed Rear Garden
- Double Garage and Ample Parking Space
- Close to Old Hunstanton Beach and Golf Club

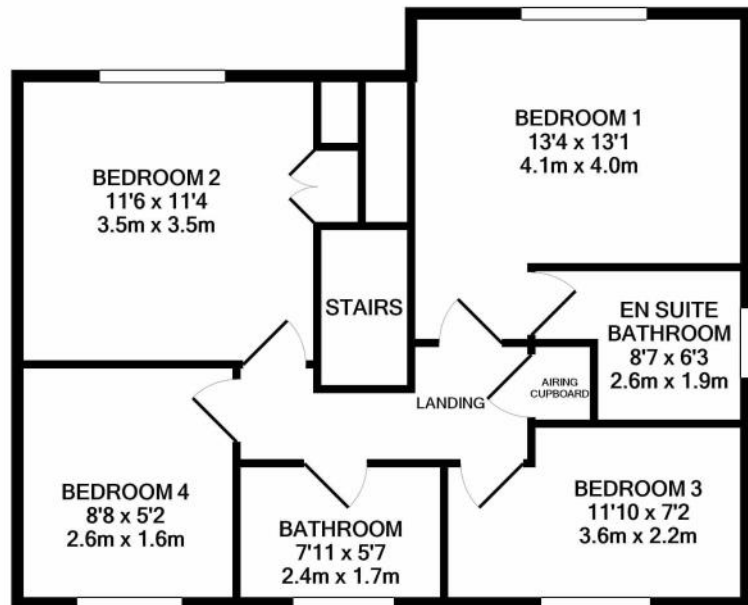








GROUND FLOOR
 APPROX. FLOOR
 AREA 1075 SQ.FT.
 (99.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 643 SQ.FT.
 (59.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1718 SQ.FT. (159.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOCATION

Old Hunstanton is a highly sought after village on the North Norfolk Coast and home to some of the finest properties in the county. With its close proximity to the beach and local amenities including Michelin star restaurants, the popular Lodge Hotel, Le Strange Arms Hotel and The Neptune, making the village unique among other local coastal villages. The area is a mecca for Golfers having both the Hunstanton Golf Club with its fantastic links course and close to the Royal West Norfolk Golf Club at Brancaster with its championship course.

Only a short drive is the fashionable Georgian Village to Burnham Market with its fine bars and restaurants and wide range of shops, and The Royal Sandringham Estate at Dersingham, perfect for those picnics and dog walks for the family.

Old Hunstanton is fortunate to have great transport links, national and international with the train station at King's Lynn direct into London and the Norwich International Airport offering direct flights to most of Europe including Schiphol Airport with connecting flights to Asia, Middle East and America.

SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 6919-3021-6000-0978-9202

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.

DIRECTIONS

Travelling along the main A149 road from Hunstanton into Old Hunstanton, pass The Lodge Hotel on your right hand side and take the right hand turning into Hamilton Road. Continue to the bottom, turning right onto Wodehouse Road, and then turn left into Ashdale Park, where Number 9 can be found on the left hand side.

**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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