

# SOWERBYS

Norfolk Property Specialists



## Plot 138 - The Chaffinch

Butterfield Meadows, Hunstanton, PE36 5PG

£465,000



Viewing by appointment with our  
Hunstanton Office 01485 533666 or [hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)





## PLOT 138 - THE CHAFFINCH

Set on a spacious corner plot, Plot 138, The Chaffinch is an executive new home which features a large turfed garden plus a private driveway with a garage, carport and parking.

Presented on the ground floor is a commodious living room with carpet included and with french doors leading out to the garden. The french doors bring a gorgeous natural light into this room. Separate to the living room, there's a kitchen with an adjoining utility area that offers access to the private driveway. Downstairs, there is also a dining room and a cloakroom.

Upstairs boasts four double bedrooms, all with carpet included, with the master bedroom, bedroom two and three all featuring double fitted wardrobes. In addition to this, both the main bedroom and bedroom two have en-suite bathrooms and accompanying bedrooms three and four is a good-sized family bathroom.

## BUTTERFIELD MEADOW

Atop the magnificent cliffs rising from the historic Norfolk coast, the charming coastal town of Hunstanton offers the idyllic location for the stunning homes at Butterfield Meadow. A home enjoying stretches of beautiful beaches combined with easy connections to nearby King's Lynn. At Butterfield Meadow there is no compromise to coast and country living.

At Butterfield Meadow the homes have been built with their surroundings in mind, complementing and enhancing the local area. What is more, the properties have been built to stand the test of time, creating homes that can be enjoyed by generations to come in the vibrant coastal town of Hunstanton.

## HOPKINS HOMES

Hopkins Homes are an award-winning house builder known for creating bespoke properties to the highest of quality throughout the East of England. With in excess of 20 years of designing beautiful homes, Hopkins Homes properties are crafted to the highest standards by skilled tradespeople using cutting-edge technology and materials, combining the very best traditional techniques with the latest technology to create classic homes that are designed for 21st century living.



## SPECIFICATION

### KITCHENS

- Fitted kitchen
- Oven, hob and extractor fan fitted as standard
- Plumbing for washing machine and dishwasher
- Tiled walls and floor

### ELECTRICAL

- Double socket outlets throughout
- Outside lighting to front and rear
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms

### TILING

- Kitchen - between worktop and wall cupboards\*
- Bathroom - half-height all round
- En-Suite - full-height to shower cubicle with splashback to hand basin and tiled window sill where applicable
- Cloakroom - splashback to hand basin

### PLUMBING

- Central heating via thermostatically controlled radiators
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap

### JOINERY

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

### OTHER ITEMS

- Ceilings smooth throughout with coved cornicing
- Carpet to bedrooms, stairs, hallway and living room
- Vinyl flooring to bathroom, WC and en-suite
- Panel fencing between rear gardens
- Front garden landscaped and turfed
- Rear garden turfed
- All internal walls painted white

All specification choices are available subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot.











## GROUND FLOOR

Kitchen	3.915m x 3.800m 12'10" x 12'6"
Dining Room	3.029m x 2.700m 9'11" x 8'10"
Living Room	4.697m x 3.872m 15'5" x 12'8"
Utility	2.654m x 1.667m 8'8" x 5'6"



## FIRST FLOOR

Master Bedroom	4.997m x 3.174m 16'5" x 10'5"
Bedroom 2	4.060m x 2.952m 13'3" x 9'8"
Bedroom 3	3.017m x 2.730m 9'11" x 8'11"
Bedroom 4	2.982m x 2.850m 9'9" x 9'4"

# HUNSTANTON

Hunstanton affords coastal beauty on your doorstep, attracting tourists from around the country and retaining elements of the stately Victorian features, now mixed with modern amenities and attractions that include bars, restaurants, a theatre, a striking lighthouse, a fairground and an aquarium to name but a few. Hunstanton sits facing west over a wide stretch of shallow and sheltered water known as The Wash, which offers vast stretches of sandy beaches, rock pools to explore and incredible sunsets. Throughout the year, the large colonies of grey seals that have become a feature of this coast can be seen from guided boat tours as they bask amongst the sand banks.

Hunstanton is renowned for its red and white chalk striped cliffs. The cliffs form part of the Norfolk Coast Area of Outstanding Natural Beauty and span between the town and Old Hunstanton. They offer home to a variety of birds and are renowned for the ancient fossils buried within its chalk. Sat on the top of the cliffs can be found the imposing lighthouse and the remains of St Edmund's Chapel, a key historic feature that was built to commemorate St Edmund landing at this location to be crowned the King of East Anglia.

For the avid walker, Holme Dunes is just minutes away. Offering walks in open wilderness of sand dunes, mud flats, salt marshes, water meadows, pine forests and tranquil beaches. The area is teeming with wildlife and is ideal for migrating birds; it is also dotted with various military remains from the Second World War. In just over 30 minutes the historic seaport of King's Lynn can be reached, brimming with history and culture. With a rich maritime past and vibrant present, there is plenty to take in. Boasting live entertainment at the Corn Exchange and Arts Centre, the town also hosts events for all to enjoy throughout its parks, gardens and leisure facilities.

## SERVICES CONNECTED

Mains electricity, water and drainage.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

## AGENT'S NOTE

Please note that internal photographs may show other properties in the development and are indicative of the finish.

**Viewing by appointment with our Hunstanton Office:**  
**54 Westgate, Hunstanton, Norfolk, PE36 5EL**  
**01485 533666 • [hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)**



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