



THE STORY OF

1 Hamon Close

Old Hunstanton, Norfolk

SOWERBYS

HAMON CLOSE



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1 Hamon Close

Old Hunstanton, Norfolk
PE36 6JP

Coastal Location

Three Bedrooms Plus Loft Room/Further Bedroom

Kitchen/Dining Area

Spacious Sitting Room

Utility Room

Family Bathroom

En-Suite to Principal Bedroom

Off-Road Parking

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“It’s been great to sit in the garden and listen to the birds - taking in that sea air too.”

Just a hop, skip and a jump from the beach and you are at 1 Hamon Close; a property extended and modernised to offer a great family home or weekend retreat.

Arguably, the heart of any property is the kitchen and this open plan kitchen/dining area won’t disappoint. This area has been key for our clients when

entertaining family and friends alike.

With a good-sized sitting room it has often been an oasis of calm for our clients away from the hustle and bustle of day-to-day life.

The ground floor culminates with a useful utility room and downstairs WC.





Upstairs are three bedrooms, making this a very versatile family home.

The principal bedroom has the added bonus of an en-suite shower room. The family bathroom is also on this floor for the other two bedrooms to use.

“This has been a great holiday home, so close to wonderful golden sandy beaches.”

1 Hamon Close has the addition of a loft room. It means that this property becomes very versatile with different options for this space; whether it's used for storage or as another bedroom - which our clients currently do.





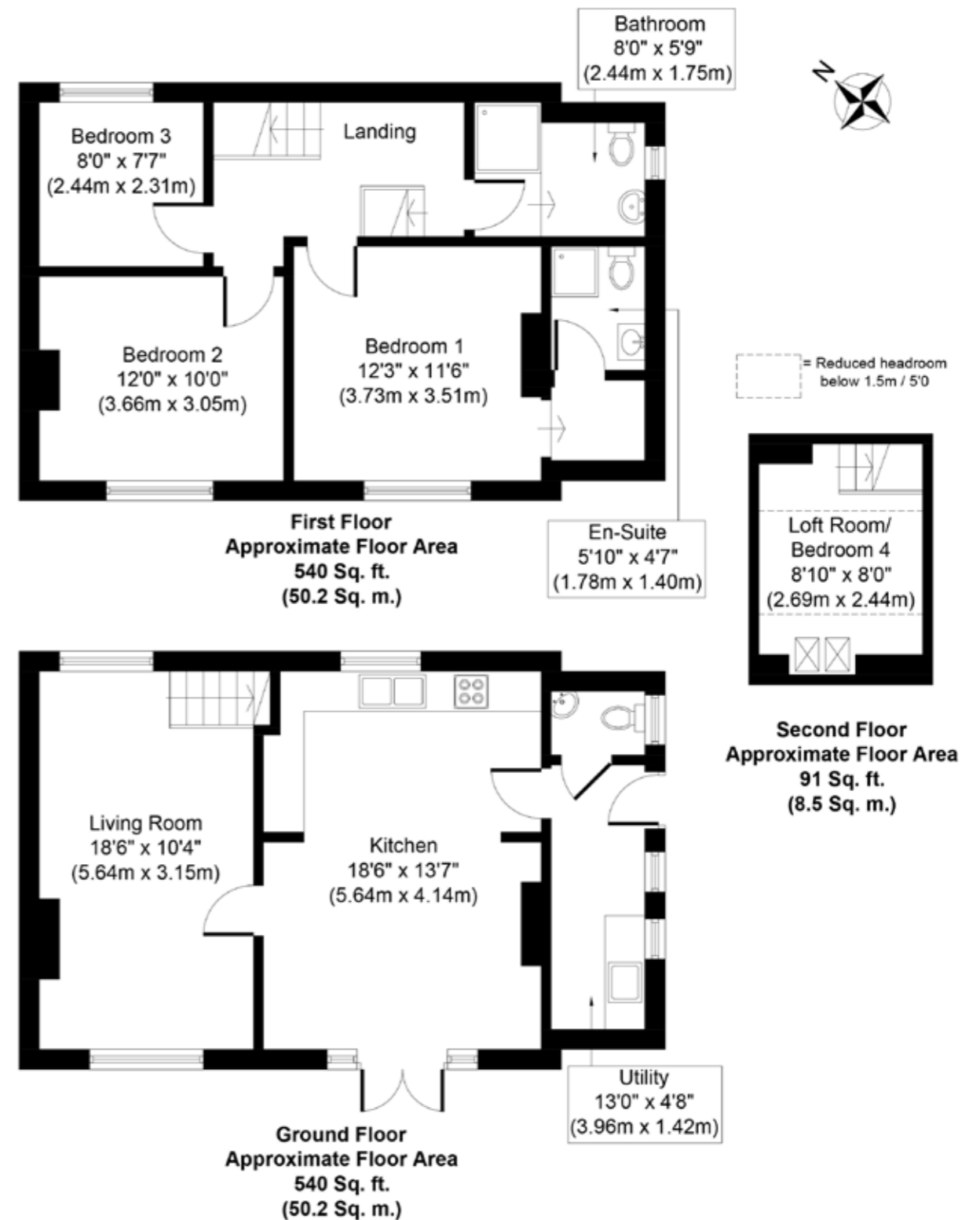
A key feature for coastal properties is often off-road parking, which our home here has.

It also benefits from plenty of lawned garden to enjoy barbecues and family gatherings - along with the sea air and quaint village life.

“Very little changes in the village and you feel relaxed in an almost bygone era.”

So often, it is often said that location is key and here it's never more so obvious when you are mere minutes from one of Norfolk's finest beaches.





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 or tenant. 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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ALL THE REASONS

Old Hunstanton

IN NORFOLK
IS THE PLACE TO CALL HOME



It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to

some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Note from the Vendor



Old Hunstanton beach is a popular walking destination with lovely sand and glorious views.

“From here there’s only one favourite place to be and that’s walking along the fabulous Old Hunstanton beach.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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.

TENURE

Freehold.

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SOWERBYS



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