



THE STORY OF

# 15 Ashdale Park

*Old Hunstanton, Norfolk*

SOWERBYS





THE STORY OF

# 15 Ashdale Park

Old Hunstanton, Norfolk  
PE36 6EQ

●  
Detached Family Home

Large Open Plan Ground Floor

Utility Room

Ground Floor Shower Room

Four Bedrooms

Three Bathrooms

Beautifully Finished

Ample Parking

Double Garage

Successful Holiday Let

●  
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“A sunset walk along the Old Hunstanton beach is as good a reason as any to move to this lovely area.”

Take an evening walk along the beach, marvel at the wonders of the famous layered cliffs. Look out to sea, breathe in the fresh air and gaze out into The Wash, catching a peek of Skegness the other side of it. Run up the dunes, shake the sand from your shoes as the sun sets and know that within only a few minutes you are home. When you live in Old Hunstanton, this is a reality - not just a dream.

Just a short stroll from these glorious sands sits Ashdale Park, a small development of luxury homes in the heart of the village.

Here we have number 15. Set far enough into Ashdale Park that this feels a truly private residence. An ideal home by the coast or a retreat from a busy life - there is plenty on offer.



As you open the front door you instantly know that you're looking at something special.

A feature staircase greets you and past that is a modern open plan layout. This downstairs space feels so light and spacious with two sets of bi-fold doors flooding the home with natural light - and the shade of wood from the aforementioned staircase complementing this perfectly.

“Open plan living is perfect for having friends and family round.”

The open plan layout is easy to divide, with a clear living room area, space for a dining table and a wonderful kitchen - with a central island. This is a really a fantastic design for entertaining; invite round friends or family for an evening, have them relax on the sofa or at the dining table, with the knowledge that your keen cook can still play a part in the night's proceedings.

Downstairs there is also a separate utility room and a shower room, a perfect place to leave those sandy shoes and clean up after time enjoyed at the beach.











Transcend that lovely feature staircase to the first floor and you find four good sized bedrooms.

The principal suite really keeps up the special feeling of this home, with its built-in wardrobes and impressive en-suite shower room, which is really elegant in its appearance.

All the other three bedrooms have their own built-in storage which helps make them feel sleek and really optimise the space on offer. These bedrooms also share the modern family bathroom and it's over-the-bath shower.

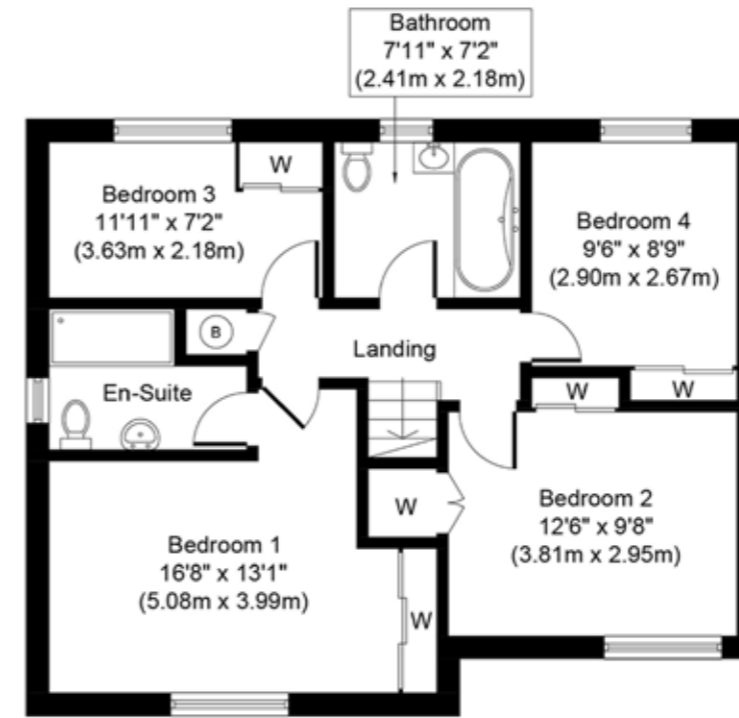
“A stylish principal suite, an ideal spot to retire to after a busy day.”

The home has an ample driveway to the front and a double garage, a combination which offers room for several vehicles. To the rear you find a spacious lawned garden, with two patio areas - one outside the bi-fold doors and the other towards the back of the plot. This is a space which could really capture one's imagination and create a haven by the seaside.

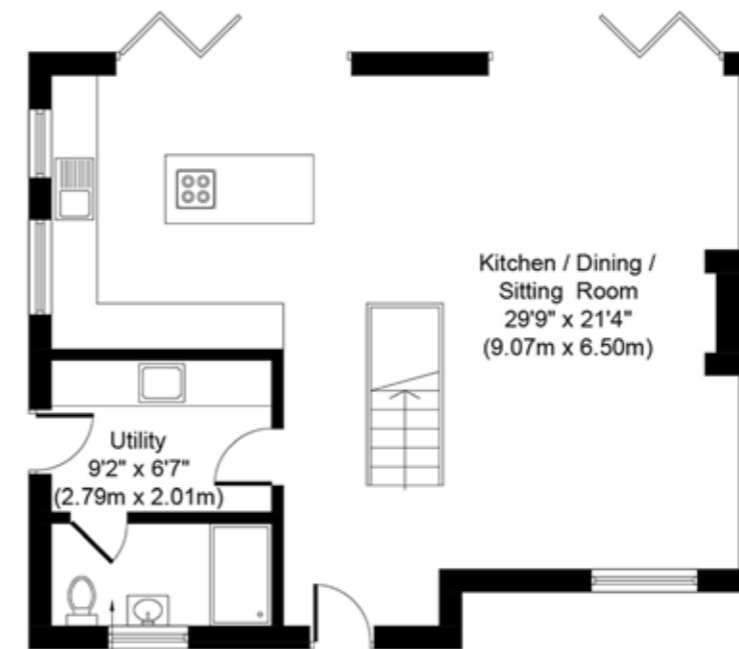
For anybody who wants to turn their Norfolk coastal dreams into a reality, whether that's to make this your home or holiday retreat, 15 Ashdale Park might be just for you.



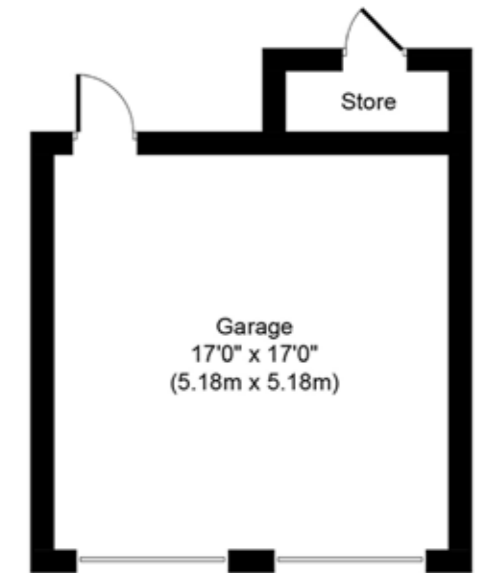




**First Floor**  
Approximate Floor Area  
675 Sq. ft.  
(62.7 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
675 Sq. ft.  
(62.7 Sq. m.)



**Garage**  
Approximate Floor Area  
316 Sq. ft.  
(29.4 Sq. m.)  
(Not Shown In Actual  
Location / Orientation)

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.



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 Sowerbys



"A modern, stylish and spacious home."

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### SERVICES CONNECTED

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

### COUNCIL TAX

Band to be confirmed. Previously registered as a holiday let.

### ENERGY EFFICIENCY RATING

D. Ref:- 9368-5996-7262-6681-2910

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.

### LOCATION

What3words: ///obliging.optimists.silver

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# SOWERBYS



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