



THE STORY OF

# Havenlea

*Hunstanton, Norfolk*

SOWERBYS



S

THE STORY OF

# Havenlea

33 Margarets Close, Hunstanton,  
PE36, 5NN



Three Bedroom Detached Bungalow

Spacious Sitting/Dining Room

Conservatory and Sun Room

Family Bathroom and Separate Cloakroom

Garage and Off Road Parking

Well-Maintained Garden with Greenhouse,  
Shed and Summer House

Quiet Cul-De-Sac



SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“A home to enjoy a slower pace of life.”

This beautiful bungalow is located at the end of a quiet cul-de-sac. Just a few minutes drive from the town centre and sea front, this home is the perfect, peaceful retirement property.

This spacious home was built by Bennett's builders, and Havenlea's design was one of the largest that they built.

Host friends and family in the generous L-shaped sitting/dining room, which

offers ample space for entertaining and is flooded with natural light through the bay window to the front, and sliding doors leading to the rear garden.

With both a conservatory and a sun room, Havenlea is a very versatile home with plenty of spots to bask in the sun.

Soak up the views of the delightful garden and washing up will never feel like a chore in the bright kitchen.









Three bedrooms makes this home ideal for those looking for a home with space for family to come and stay, or one could easily be used as a study or hobby room.

The front garden has well-established plant beds and borders, with a hard-standing driveway providing off road parking, leading to the garage.

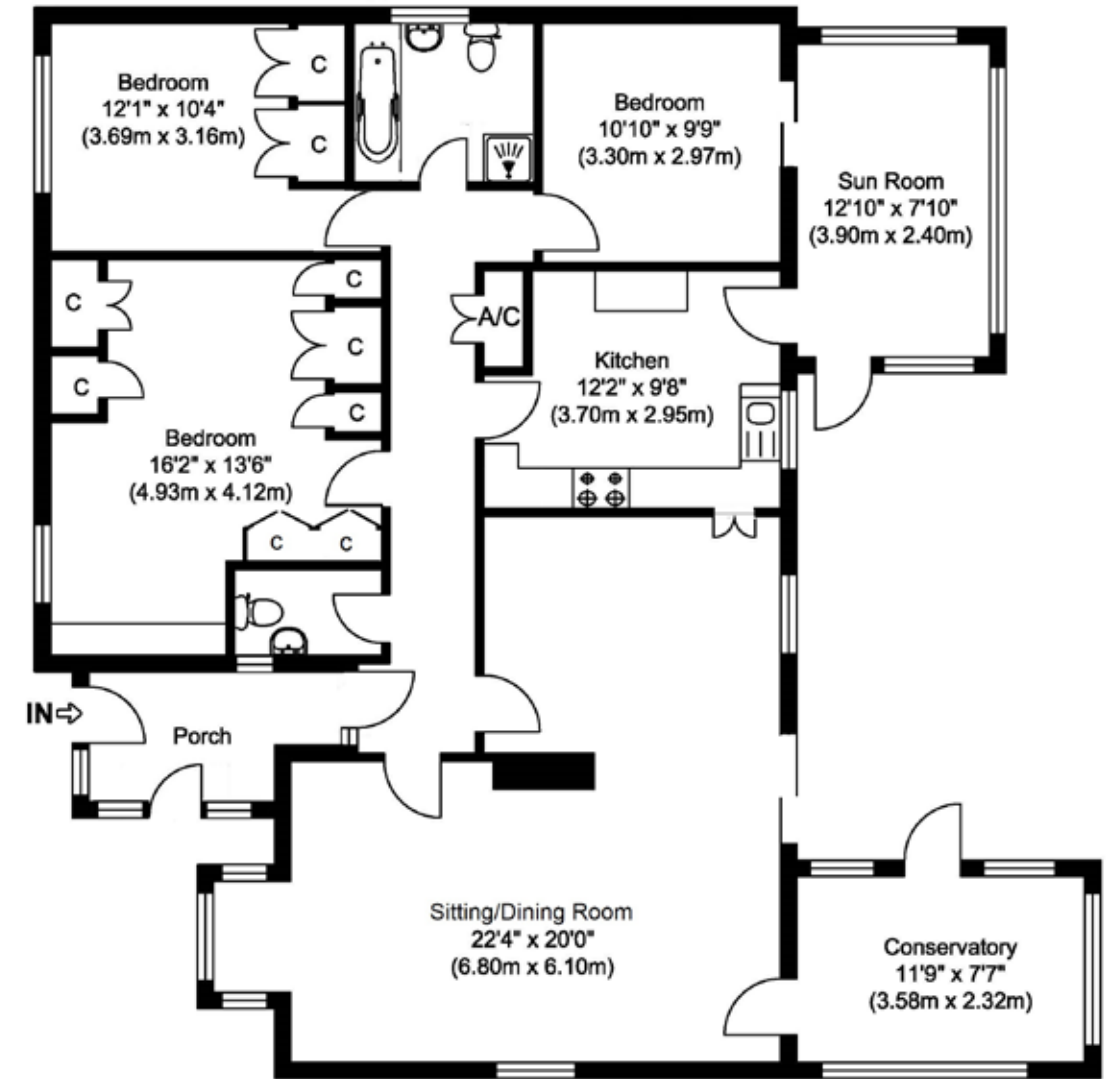


Host summer barbecues and enjoy al fresco dining on the patio area, nestled between the conservatory and sun room, looking out onto the beautifully maintained garden. This tranquil haven has been lovingly cared for with further well-established plant beds and borders.

The current custodian has owned this home from new and has enjoyed their time here, but now it's time for someone else to begin making memories at Havenlea.







TOTAL APPROX. FLOOR AREA OF HOUSE 1401.03 SQ.FT. (130.16 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | www.houseviz.com



ALL THE REASONS

# Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight slowly fade.

Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.



Note from Sowerbys



Hunstanton sunset.

“Hunstanton is a beautiful place to be, a traditional seaside town with the most spectacular of sunsets.”

SOWERBYS



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 0160-2893-4070-2097-7985

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: ///shiftern.mmagazines.nuns

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.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL