



THE STORY OF

19 Butterfield Rise

Hunstanton, Norfolk

SOWERBYS

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Hunstanton, Norfolk
PE36 5PU

A Three Bedroom Semi-Detached Home

Immaculately Presented

Private Driveway

Enclosed Landscaped Garden

Downstairs WC

Close Proximity to Beach

Sunset Views

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“To step out the front door and be so close to the beach, sea and spectacular sunsets has been a much-loved part of this home.”

As you step into 19 Butterfield Rise, you'll immediately feel the welcoming ambiance of a modern and attractive home, only five years young, thoughtfully designed for a comfortable lifestyle, and conveniently located to foster fond memories of seaside living.

This lovely home enjoys a coastal location, only a stone's throw away from the beach and the town centre, allowing you to easily indulge in delightful treats like ice cream, before basking in the warm rays of the sun on the sandy shores.

It's clear that the current owners have looked after this home, keeping it in an excellent standard.

A well-maintained kitchen is equipped with white goods and a gas hob, and you're then lead to a spacious lounge/dining area which offers lovely views of the bright and cheerful rear garden. Several built-in cupboards provide ample storage space across the downstairs, and a convenient WC handily completes this level.



“This is a modern home, which is both attractive and welcoming.”





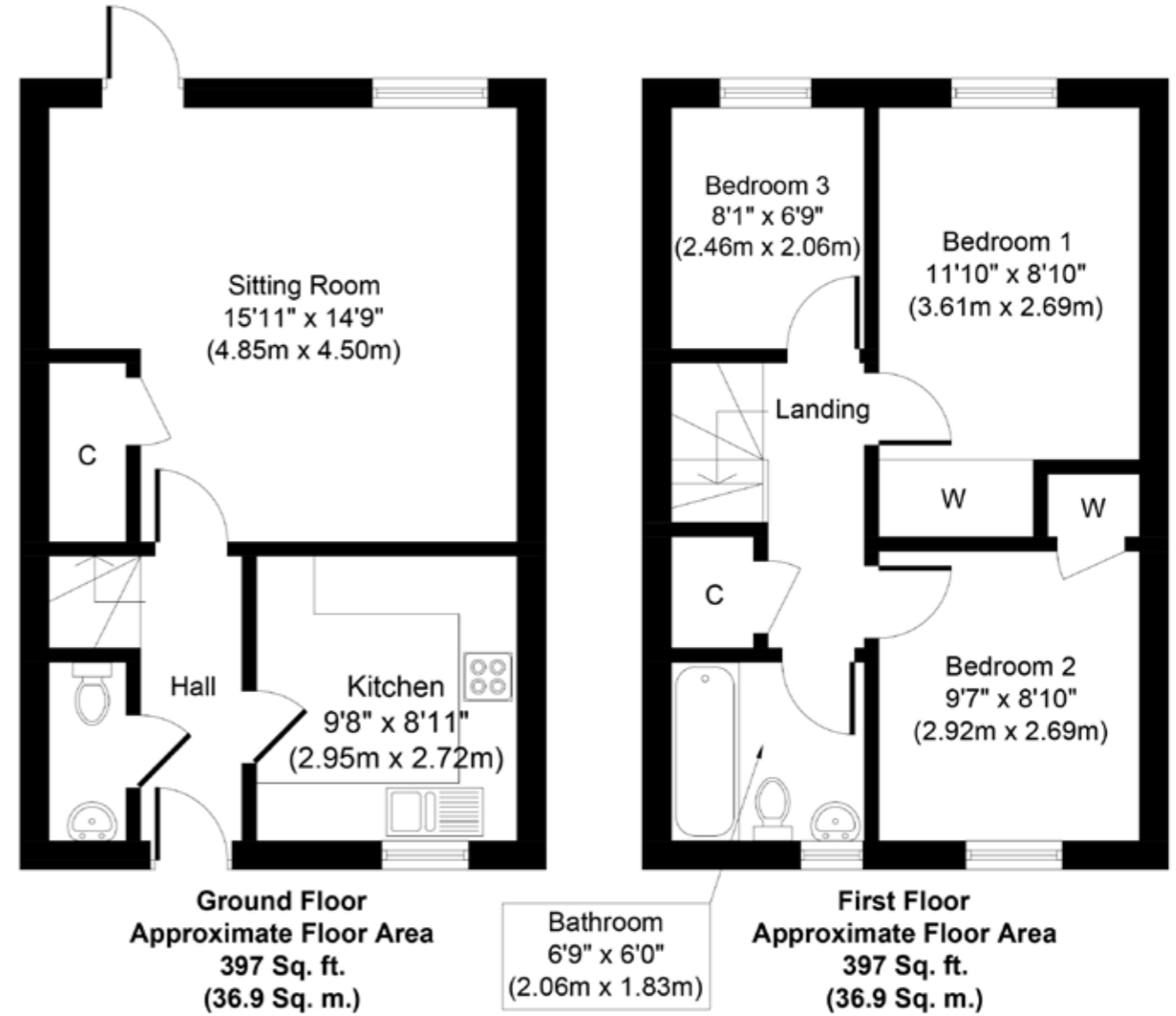
Upstairs, there are two double bedrooms with built-in wardrobes and a third room, ideal as a study, hobby room or nursery, all served by an immaculately presented family bathroom.

The west-facing garden is beautifully landscaped and perfect for basking in the sunshine and sea air, while the front driveway, with space for several cars, is a rarity in the area.

The current owner has maintained and upgraded features in the home, such as shutter blinds, the front door, and internal doors.

This home offers a perfect opportunity to create loving memories by the sea, with the reassurance of a new build house, in excellent condition, ideal for a family, first-time buyers or a holiday retreat for second home owners.





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

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 the Vendor



The Gin Trapp Inn, Ringstead, is a popular destination for people to visit.

“There are some great village pubs nearby.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 0368-3804-7519-9428-5731

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: ///ignoring.calibrate.putts

AGENT'S NOTE

There is a service charge of approximately £125 per annum for the green areas, playground and verges.

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



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