



81 Park Road  
Hunstanton | Norfolk | PE36 5DL

FINE & COUNTRY

# HOMELY 3-BEDROOM BUNGALOW



Fine & Country are delighted to showcase a beautifully presented, modern three-bedroom link-detached bungalow situated in a non-estate position within easy reach of the town centre and Hunstanton sea front. With it's gated entrance the property benefits from fully enclosed gardens to both the front and rear together with a summer house, garage and a large driveway with ample parking for a number of vehicles.











- Three Bedroom modern Bungalow in a non-estate position
- Two wonderfully bright Reception Rooms
- Modern spacious Kitchen
- Two Shower Rooms, one of which is En-Suite to the principle Bedroom
- Within easy reach of the Town centre and Sea front
- Enclosed front and rear Gardens
- Large Driveway together with Garage
- Total Accommodation extends to 1,068sq. ft
- Energy Rating C

#### Cosy and Welcoming

From the moment you set foot inside this property, you will see why it's a home that the current owners have enjoyed living in. As a three-bedroom bungalow, there is a lot of space in the property. Though they have only lived at Park Road for nine months, there is much they love about the property, and it's somewhere the current owners will be sad to say goodbye to. When asked to describe the home in three words, they chose "private, cosy and welcoming", and these descriptions really are perfect.

Every inch of this bungalow is comfortable and homely, and you feel welcome and peaceful at all times. It's very easy to relax in life here, and the bungalow has been perfectly designed. It was the layout of the bungalow that the current owners were first drawn to, and they give a special mention to the fantastic kitchen. There is a lot of light within the home which they love, which makes sure that every inch is bright and vibrant.

#### Spacious and Homely

There is a lot to love about this bungalow, but the dining area is the current owners' favourite space. It's where they entertain friends and family, and it's the ideal place for hosting get-togethers of any type. Whether you're having friends over for a dinner party or family over for Christmas, the dining room is sure to become the hub of the home.

There is also a sizable reception room, which is the ideal place to sit back, relax and unwind after a long day at work. It's where you can hang out as a family or enjoy some 'me' time; it's a peaceful oasis, and somewhere you will enjoy being.

The bungalow boasts three bedrooms, one of which has a convenient en suite. There is also a welcoming entrance hall, which leads into everything this home offers. The kitchen is large, functional and easy to use. Whether you are a keen cook or would rather order in, it's a space that flows and works well.



### Beautiful Outside Space

The bungalow boasts a beautiful garden, in which you will want to spend a lot of time. It's large, yet manageable, with the perfect balance between functional and colourful. The garden is described as being "joyous" by the current owners, with a new plant or flower to discover every day. It's a personal oasis, away from the hustle and bustle of the world, and somewhere to sit back, relax and soak up the sun. There is also a wonderful garden room to enjoy, which provides a tranquil and private escape from the rest of the house; in a location that lets you truly embrace the outdoor space. Elsewhere, there is a secure garage, providing parking and additional storage.

Surrounding the bungalow is a local area you are sure to enjoy being a part of. There is a lot to explore in Hunstanton, including the seashore and plenty of outdoor space, and essential amenities are within easy reach. The current owners note how enjoyable it is to have a glass of wine on The Theatre terrace whilst watching a glorious sunset. The bungalow has easy access to all of Hunstanton's many delights whilst retaining a feeling of peace and privacy.















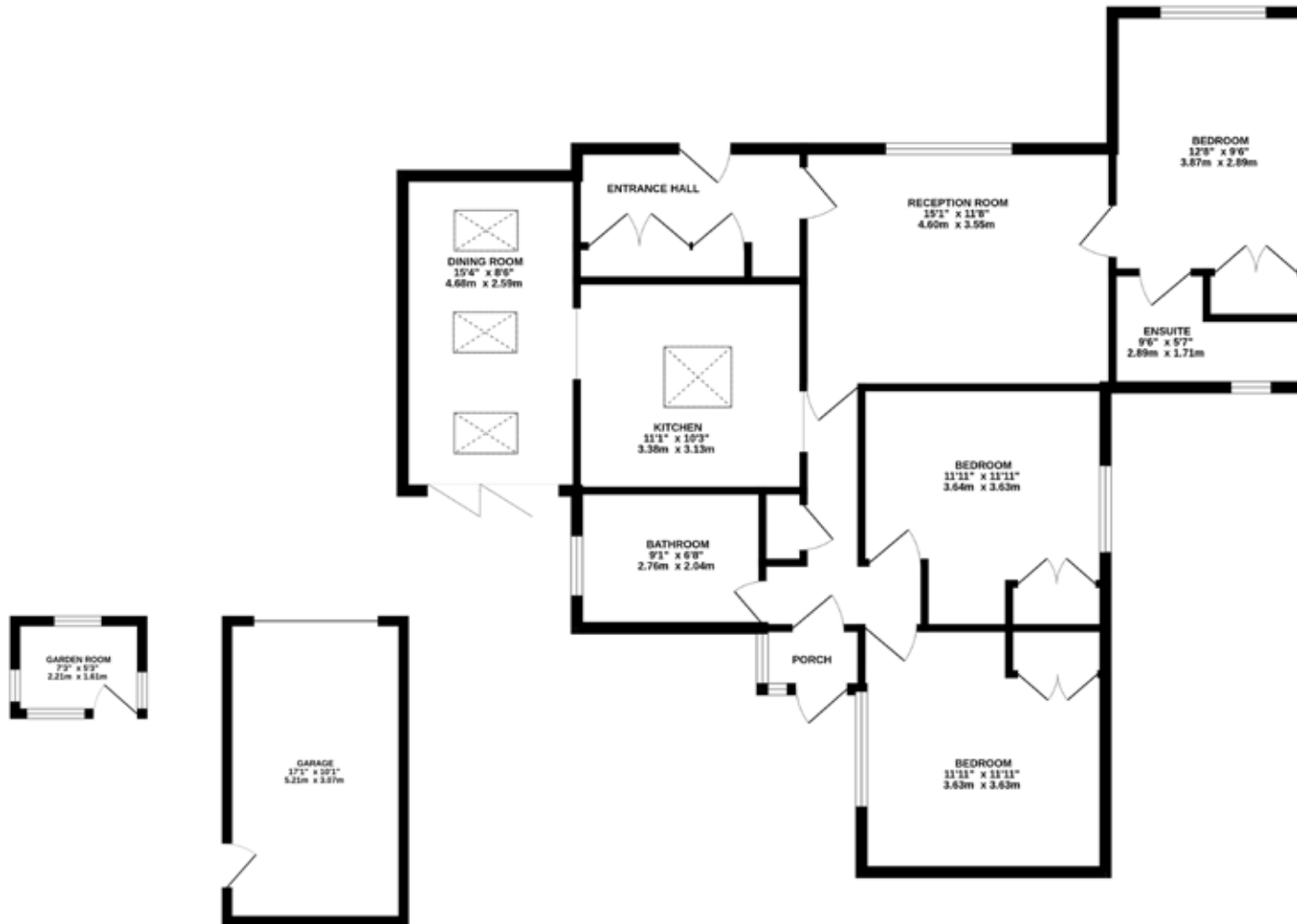












TOTAL FLOOR AREA: 1068 sq.ft. (99.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.  
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

Hunstanton is a coastal town and resort facing the Wash. It is unusual because you can see a sunset over the sea, being the only town on the east coast that faces west. There is a long, sandy beach and it is famous for its striped cliffs. There are two supermarkets, a selection of schools (primary and secondary) and a range of shops. For the golfers there is the superb championship golf course - Hunstanton Golf Club and nearby The Royal West Norfolk Golf Club at Brancaster. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.

### How Far Is It To?...

For those who want to access Kings Lynn town centre and Railway Station, both can be found within 18 miles. Prestigious Burnham Market is within 12 miles and Wells-next-the-Sea is within 17 miles. To experience the sights and shopping of the fine City of Norwich, the heart of the City is approximately 45 miles away.

### Services

GFCH, Mains - Water & Drainage  
 Kings Lynn and West Norfolk Borough Council  
 Council Tax Band D

### Tenure

Freehold



Fine & Country Fakenham Office  
 1 Bridge Street, Fakenham  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

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