



Avondale House
Hunstanton | Norfolk | PE36 6DY

SPACIOUS SEMI-DETACHED COASTAL HOME



Fine & Country are delighted to present to the market a substantial eight bedroom character property located in a prime position within the Victorian seaside town of Hunstanton. The property benefits from stunning views out across the Wash.







- A stunning Carrstone end terrace period property
- Offering eight bedrooms and five bathrooms
- Arguably one of the best views across the Wash
- Wonderfully light and well proportioned rooms
- Retaining some original period features
- Three reception rooms
- Ample parking to the rear
- Cellar
- NO ONWARD CHAIN
- Accommodation extends to: 3,893 sq.ft.
- Energy Rating D

A Tale to Tell

There are a lot of reasons to love this semi-detached family home, and the size of it is one of them. With eight bedrooms and five bathrooms, this property is certainly not short on space. From the moment you enter the home, you are greeted with endless character and charm. It really is a house that needs to be seen to be believed, and it's easy to see why it's such a sought-after property. Everything about this house is grand and charming. It certainly stands out as being a classic, traditional and characterful property. It's a unique find; there aren't many properties on the market like this one, let alone one in such an impressive location.

Stand outside the front of the property and you will see the sea, a view that is hard to beat on a sunny day. Within seconds, you could be soaking up the sun and enjoying some of the area's most loved coastlines. Even in the winter, nothing blows the cobwebs away quite like a walk along the shore. There aren't many properties that can boast a beach on the doorstep, let alone one that's luxurious and welcoming in its own right.

Friendly and Fun

This property boasts eight bedrooms, making it a sizable home ideal for a growing family or those who enjoy having guests to stay. Whether you're a large family or a keen host, you won't be short of space. All the bedrooms are welcoming and comfortable and range in size. Alongside the incredible amount of bedrooms, there are five bathrooms. Each of these has been designed with the rest of the property in mind. Whether you are rushing to get out of the door in the morning or you're enjoying a lazy day at home, you won't be on top of each other when using the facilities.

Elsewhere in the home you will find three reception rooms, providing ample space for family life. You could use one as a living room and another as a games room; you could have a playroom for the kids or a home office should you work remotely. You could embrace having multiple living rooms, giving everyone a quiet place to unwind. Having three reception rooms gives you the freedom to use the space in a way that works for you. There's a lot of flexibility and versatility throughout the property.



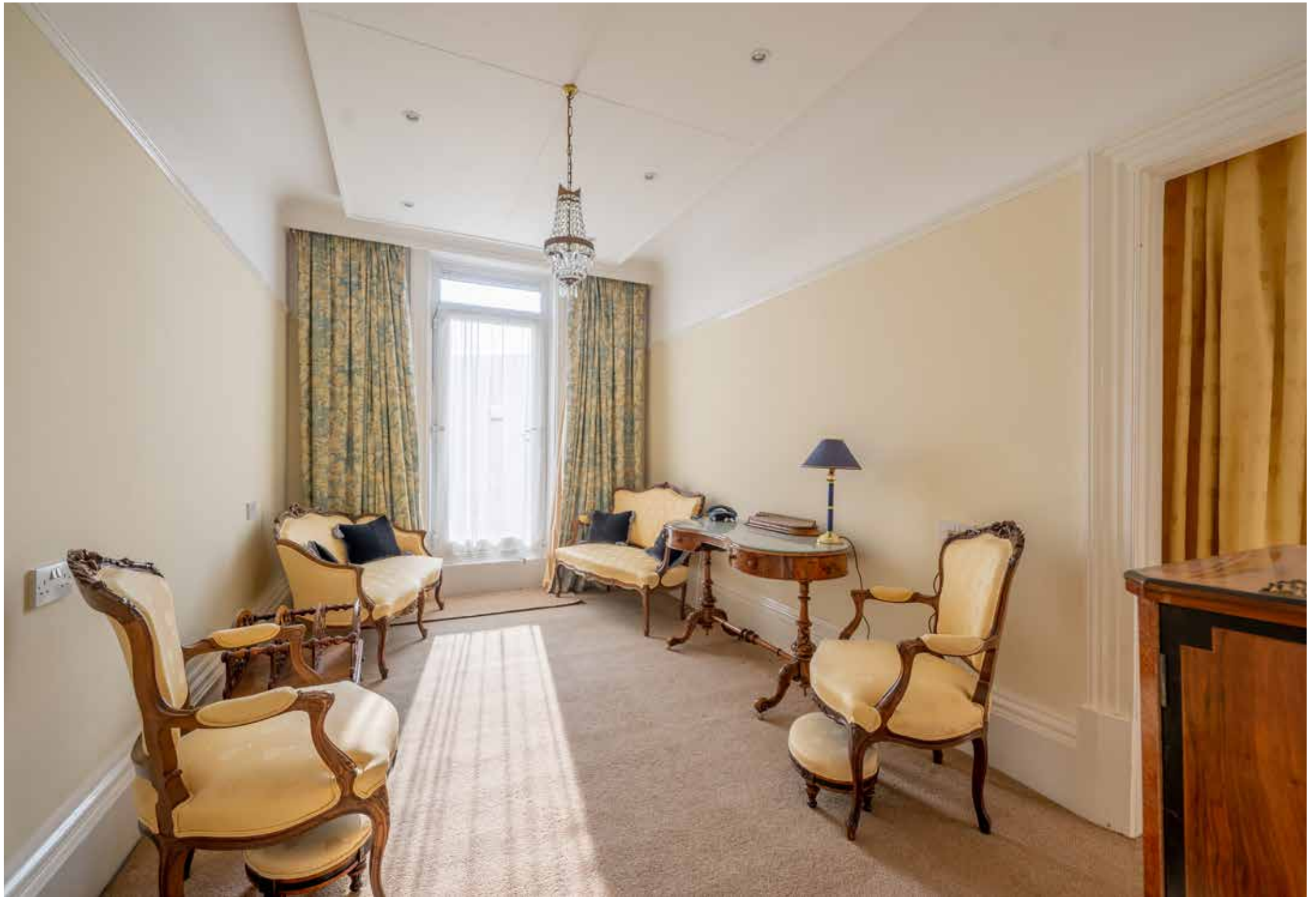
Attention to Detail

This is an excellent home to host in, especially if you're keen to show off the unbeatable seaside location. Whether you're cooking up a storm in the kitchen or relaxing in one of the many family rooms, there is no denying the grandeur and appeal of Avondale House. Though the property has a clear style, there is a lot of potential for new owners to put their stamp on things.

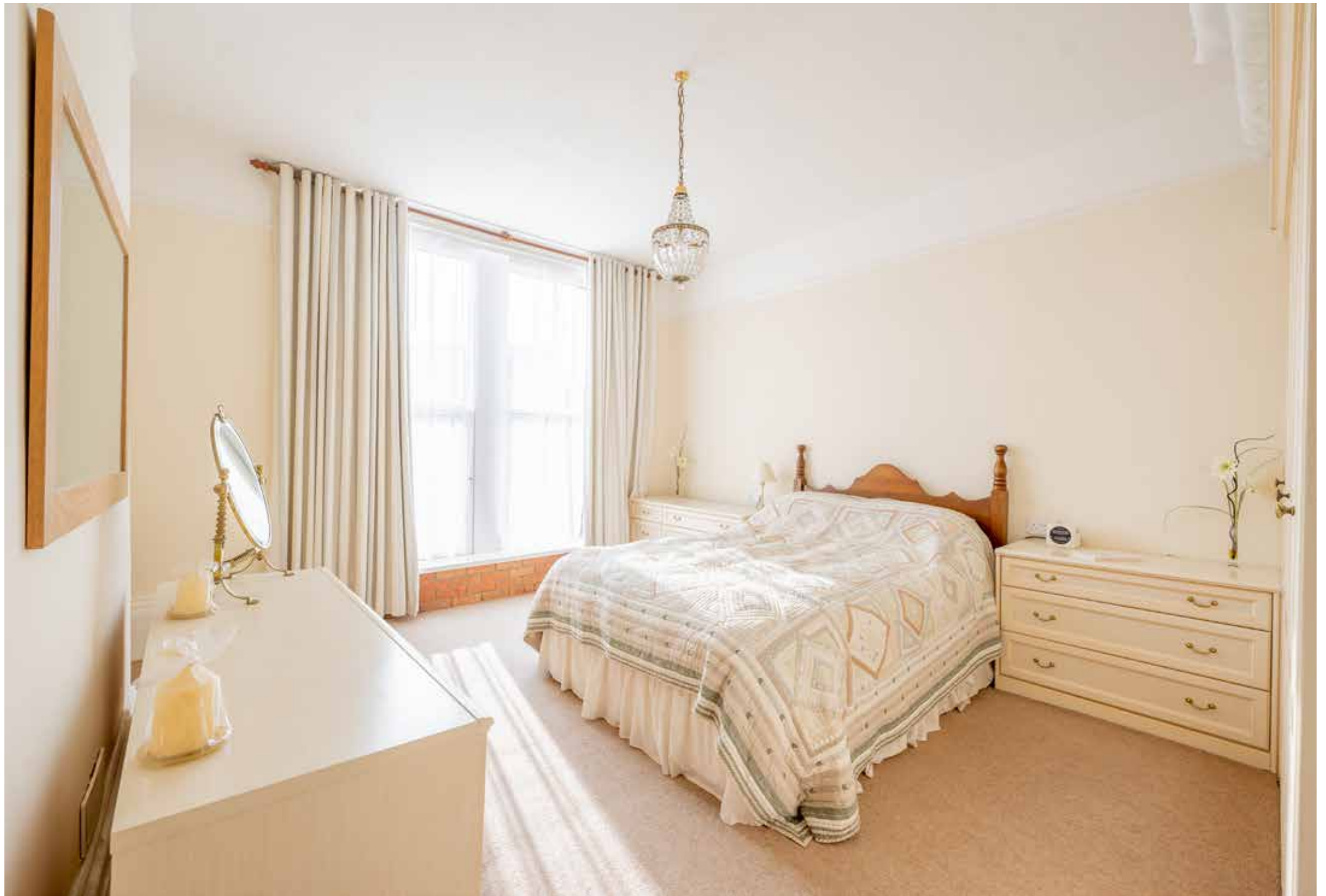
The local area also has a lot to offer; you don't have to venture too far to find key amenities and the necessary facilities. Shops and restaurants are close by, and public transport links can be easily accessed from the surrounding areas. We can all agree that it's a location that is hard to beat. Avondale House has found the perfect balance between being tranquil and peaceful and being part of community life.















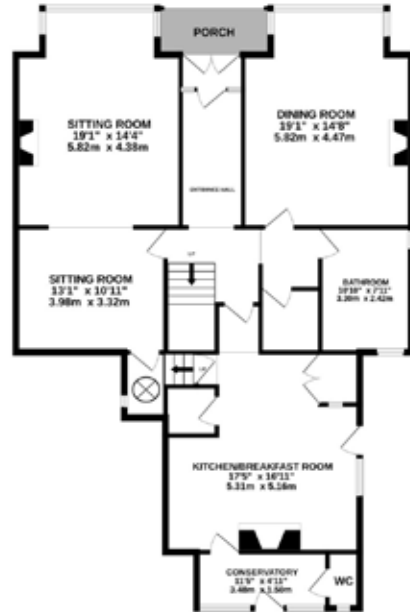




CELLAR
143 sq.ft. (13.1 sq.m.) approx.



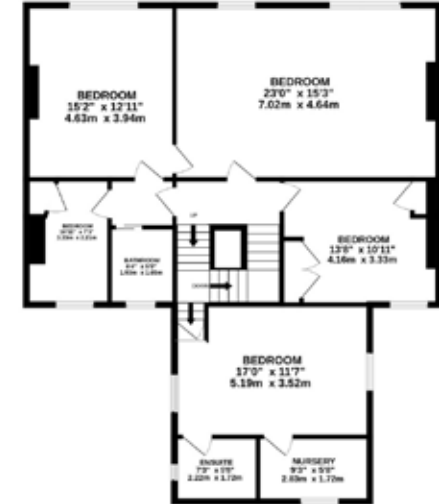
GROUND FLOOR
1208 sq.ft. (112.4 sq.m.) approx.



1ST FLOOR
1224 sq.ft. (113.0 sq.m.) approx.



2ND FLOOR
1208 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA : 3893 sq.ft. (361.7 sq.m.) approx.

Whilst 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 efficiency 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 The 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 and District Council

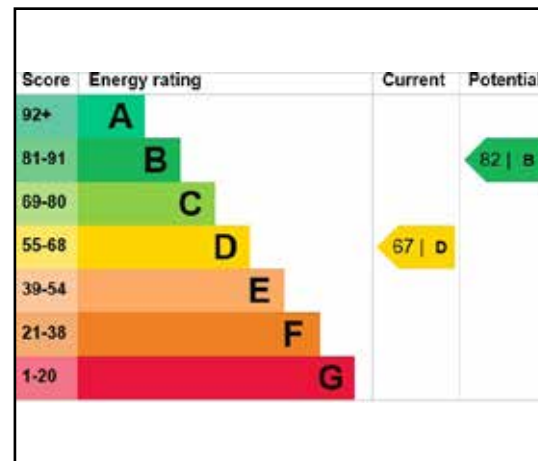
GFCH, Mains Water & Drainage
 Kings Lynn and West Norfolk Borough Council
 Council Tax Band F

Tenure

Freehold



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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.

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THE FINE & COUNTRY
FOUNDATION

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