



THE STORY OF

# 12 Clarence Road

*Hunstanton, Norfolk*

**SOWERBYS**

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# 12 Clarence Road

Hunstanton, Norfolk,  
PE36 6HQ



- Four Bedroom Detached House
  - Two En-Suites and Family Bathroom
  - Open-Plan Kitchen/Dining Room
  - Brand New Kitchen and Utility Room
  - Fantastic Outdoor Seating Area
  - South-Facing Garden
  - Close to Beach and Town Centre
- Located at the 'Lighthouse End' of Hunstanton



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“A spacious home by the sea.”

Boasting a prime location, 12 Clarence Road enjoys spacious, open-plan accommodation, while benefiting from a south-facing garden which is relaxing, and a great entertaining space.

Upon entering the property, it is immediately apparent that 12 Clarence Road has been a wonderful family home. The current owners have put their own stamp on it by renovating the kitchen, and placing this to the rear of the

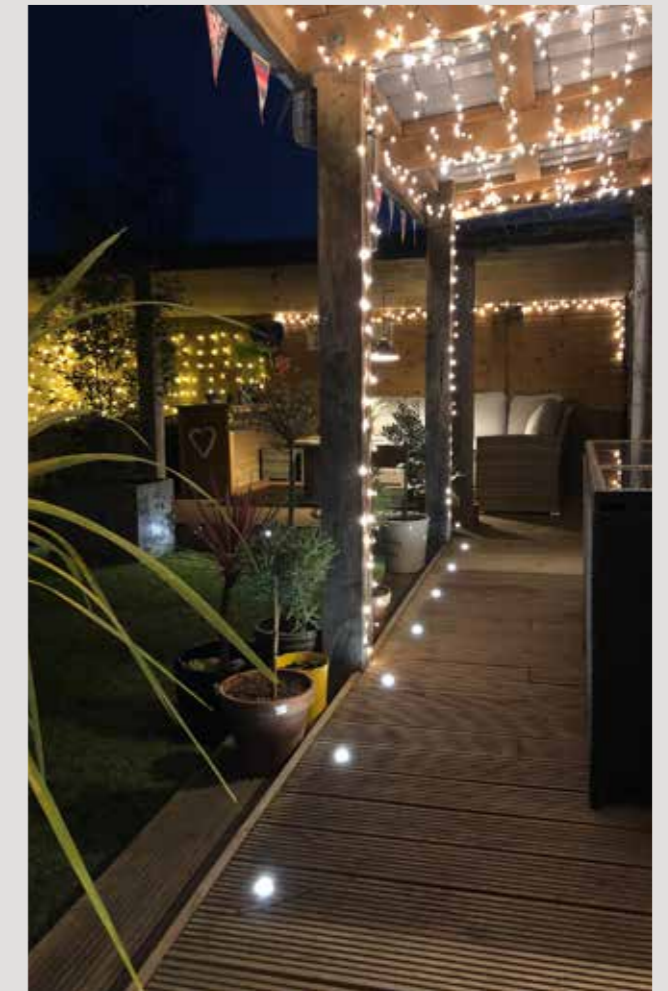
property, creating a wonderful, open-plan kitchen/dining room, which can be opened to the rear garden. The sitting room has a lovely bay window and a cosy wood-burner, ideal to snuggle up in front of during the cooler seasons.

The all-important and practical space of a utility/laundry room has been added, which has access to both the garage and the outside.



The first floor has four bedrooms, which are well-served by the family bathroom. Bedroom two is located to the front, with a bay window flooding the space with natural light, whilst the principal bedroom is to the rear, overlooking the beautiful gardens, both of which benefit from en-suites.

The quality of finish inside continues on the outside, where an outdoor decking area has been designed to enable the custodians to soak up the south-facing sunshine, and also entertain family and guests under a covered seating area, all enclosing a grassy lawn. The covered outdoor area also offers space for a hot tub and bar, with lighting and electric points fitted.



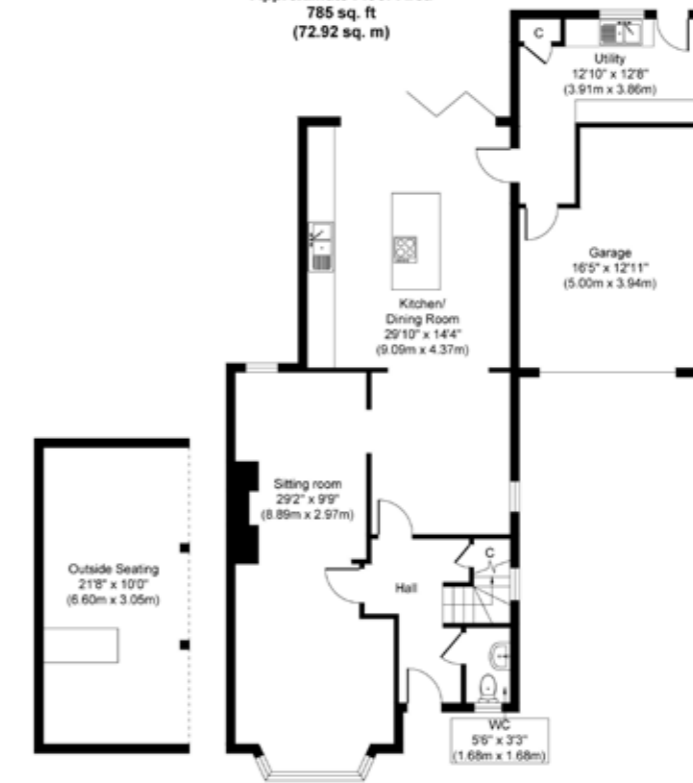
The real gem of this property is the position within the town. Located at the 'Lighthouse End' of Hunstanton, arguably the most desirable area locally, it is easy to see why, with the golden beach within eyesight and a gentle stroll to the town, all set within a peaceful location.



“The sunny rear garden is a great spot for both relaxing and entertaining.”



First Floor  
Approximate Floor Area  
785 sq. ft  
(72.92 sq. m)



Outbuilding  
Approximate Floor Area  
217 sq. ft  
(20.15 sq. m)

Ground Floor  
Approximate Floor Area  
1143 sq. ft  
(106.18 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.

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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



The Lighthouse.

“The proximity to both the sea and the town centre is great for family life and for those here on holiday.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0918-1948-6289-4633-5930

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

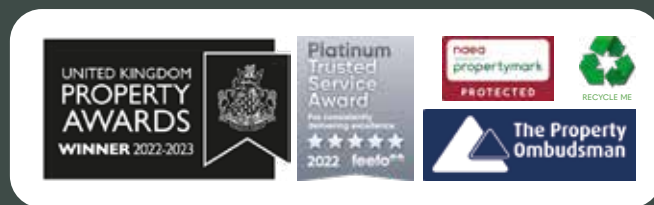
Freehold.

## LOCATION

What3words: ///milder.strictly.unwraps

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