



THE STORY OF

1 Golf Course Road

Old Hunstanton, Norfolk

SOWERBYS

An aerial photograph of a coastal town, likely Hunstanton, Norfolk. The town features a mix of residential buildings, some with red roofs, and a large parking area. In the foreground, there is a sandy beach with several people walking. The background shows a vast, flat landscape under a blue sky with scattered white clouds. The right side of the image is partially obscured by a semi-transparent white overlay containing text.

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THE STORY OF

1 Golf Course Road

Address, Norfolk
POSTCODE

●

Spacious Detached House

Fantastic Sea Views

Sits on a Private Road

Four Bedrooms

Two Reception Rooms

Versatile Accommodation

Generous Garden

Large Garage

Close to the Old Hunstanton Golf Club

●

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“A safe and quiet home, with sea views which have been best enjoyed from our upstairs bedroom, turned snug.”

Minutes from the sandy dunes and the water’s edge, this home on Golf Course Road is where coastal living meets luxury.

This spacious detached house is a true gem, offering breathtaking sea views which will leave you in awe. Nestled on a private road, this home is your haven, allowing you to relish in the indescribable feeling of living by the sea.

As you step inside, you’ll be greeted by a sense of calm and space that permeates throughout the house. The light and airy sitting room provides ample space for gatherings with loved ones, and its french doors open up to reveal a beautiful garden, inviting the refreshing sea breeze

indoors.

The open plan kitchen/dining room, the heart of this home, has played witness to countless joyful moments as family and friends have gathered for entertaining.

A large utility room, off from the kitchen, offers practicality but could easily be transformed into an additional reception room. Coupling this with the double integrated garage, just off this room, could present an array of options for new custodians, whether it be further sociable space or an annexe for multi-generational living - subject to any planning permissions. This floor is completed with a convenient cloakroom.





“Whilst moving here was a big change, it’s the best one we ever made.”

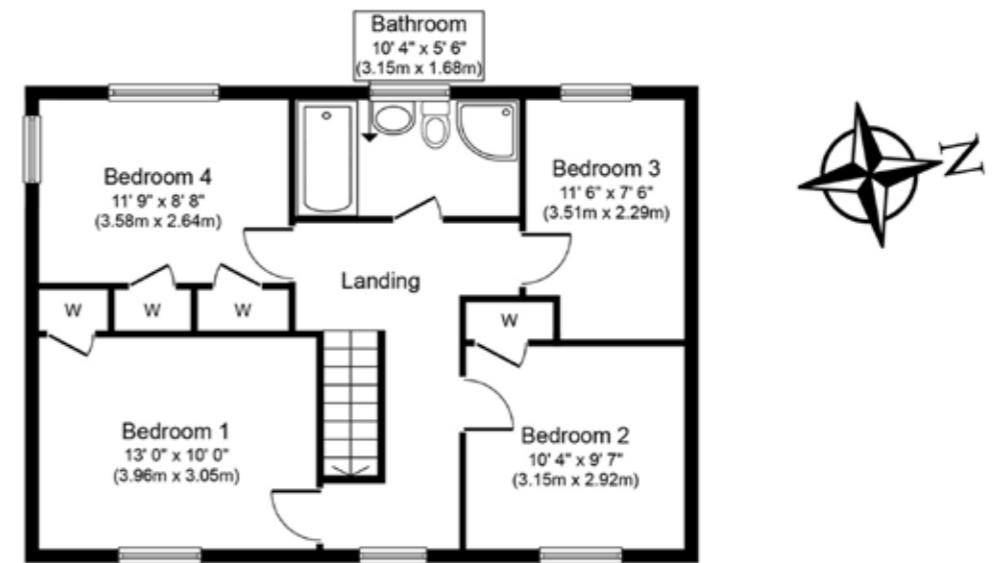
Moving upstairs, you'll discover four generous bedrooms. Three of these are doubles and each offer built-in wardrobes, providing ample storage space. However, it is the two rear bedrooms which steal the spotlight, offering the most captivating sea views and granting you the privilege of witnessing some of the most magnificent sunsets on the Norfolk coast. A well-appointed family bathroom adds the finishing touch to this level of the home.

The exterior of 1 Golf Course Road is equally impressive. Ample parking space caters to the needs of a growing family, while the large garage provides further convenience and storage options. The expansive lawn to the side of the home serves as the perfect backdrop for hosting memorable parties with family and friends, and it offers a safe and enjoyable space for children to play freely.

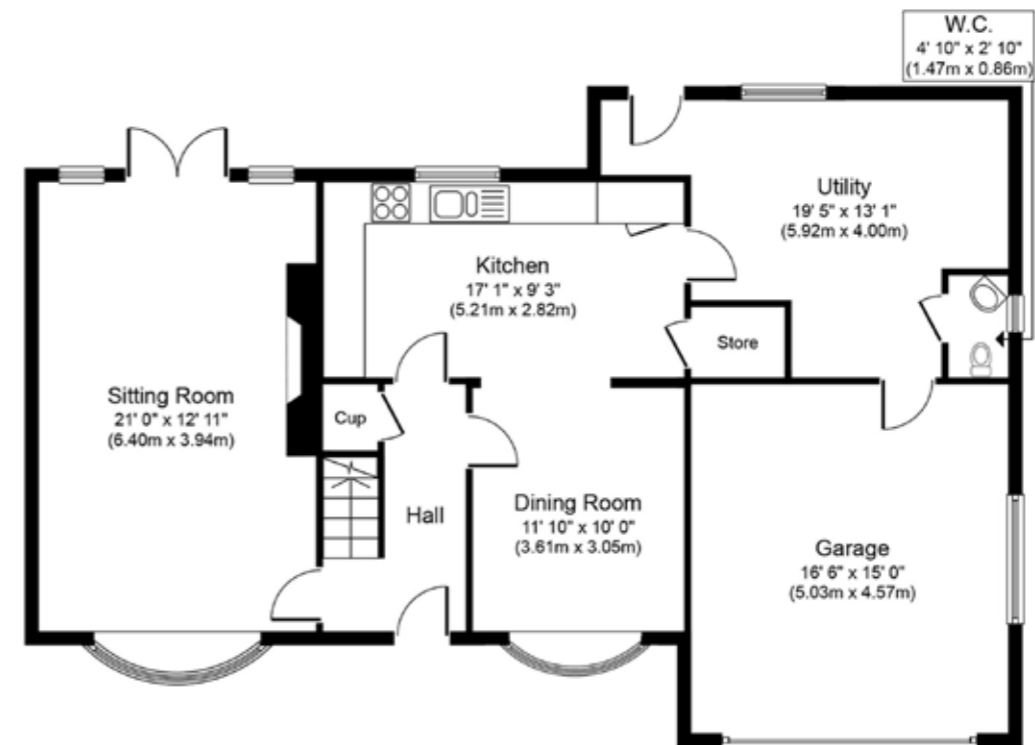
If you've always yearned for a home that allows you to embrace the beauty of the sea, bask in unforgettable sunsets, and revel in the charm of a coastal village, then 1 Golf Course Road is ready to fulfil your dreams. With the sea air close by, the beach practically on your doorstep, and a short walk down your private road to the prestigious Old Hunstanton Golf Club, this home is ready to make that dream lifestyle, a perfect reality...







First Floor
Approximate Floor Area
649 sq. ft.
(60.3 sq. m.)



Ground Floor
Approximate Floor Area
1134 sq. ft.
(105.3 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.

ALL THE REASONS

Old Hunstanton

IN NORFOLK
IS THE PLACE TO CALL HOME



It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to

some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Note from the Vendor



“We have loved the hustle, bustle, and beaches of Old Hunstanton.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2824-3026-4205-5637-9200

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: ///denim.engages.risking

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SOWERBYS



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