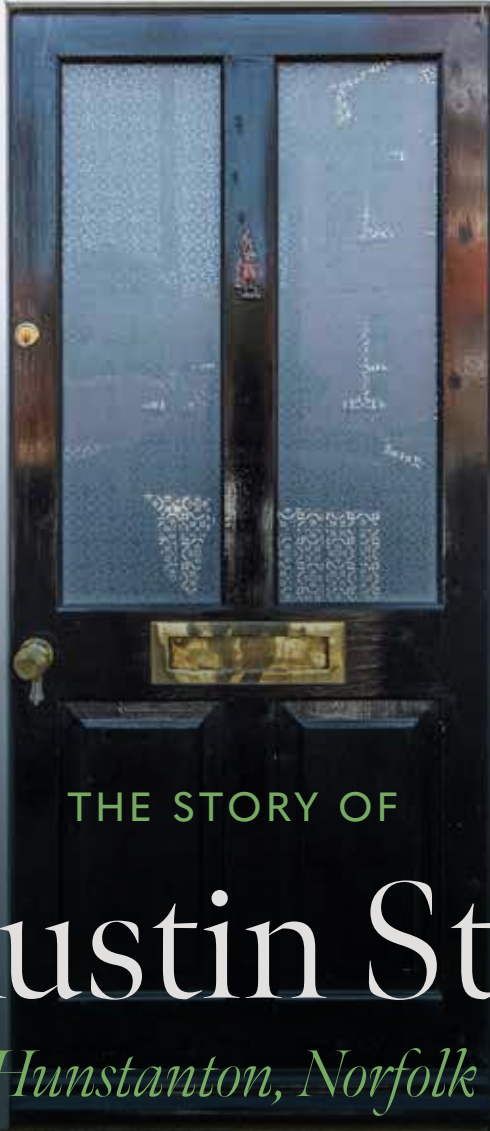




15



THE STORY OF

15 Austin Street

Hunstanton, Norfolk

SOWERBYS

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THE STORY OF

15 Austin Street

Hunstanton, Norfolk
PE36 6AJ

Large Family Home

Traditional Features

Spacious Reception Rooms

Generous Kitchen/Dining Room

Utility Room

Six Bedrooms

Office

Enclosed Rear Garden

Ample Parking

Residential Location

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“An amazing place to raise children,
with plenty of space to come together
as a family throughout the day.”

Seamlessly blending the space and charm of a bygone era with modern convenience, 15 Austin Street offers the ideal family lifestyle within walking distance of Hunstanton's stunning seafront. This versatile property caters to multi-generational living, providing sufficient space for everyone.

As you step inside, the wide hallway greets you, adorned with original floor tiles, giving you a glimpse of the character which awaits throughout the house. The first room you encounter, currently a music room, was once a grand dining room which is brimming with original features, including a bay window, and

a fireplace with a wood-burning stove. The character features continue into the sitting room, a fantastic space for the whole family to relax and unwind, with doors leading out to the enchanting garden.

The kitchen, the heart of any home, truly shines in this property. It offers a generous space for family meals and socialising, where you can gather and share stories, all while basking in the natural light flooding through the two large windows. Adjacent to the kitchen, a utility room provides ample space for all your white goods, ensuring practicality meets modern living.



Venturing to the first floor, you'll find five bedrooms awaiting you. The principal bedroom, located at the front of the house, boasts a large bay window, offering a glimpse of the outside world and inviting plenty of natural light. Additionally, this floor features a modern family shower room, exuding a light and airy ambiance thanks to its two windows.



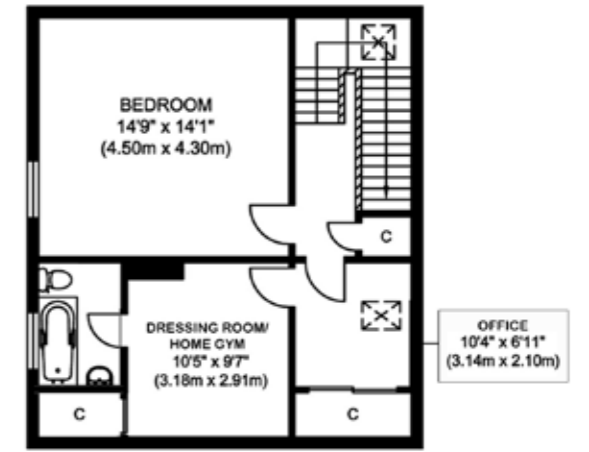
Ascending to the second floor, you'll discover a self-contained space, perfect for multi-generational living. This floor includes a cosy sitting area, a comfortable bedroom, an office, and a private bathroom - providing a haven for extended family or guests.



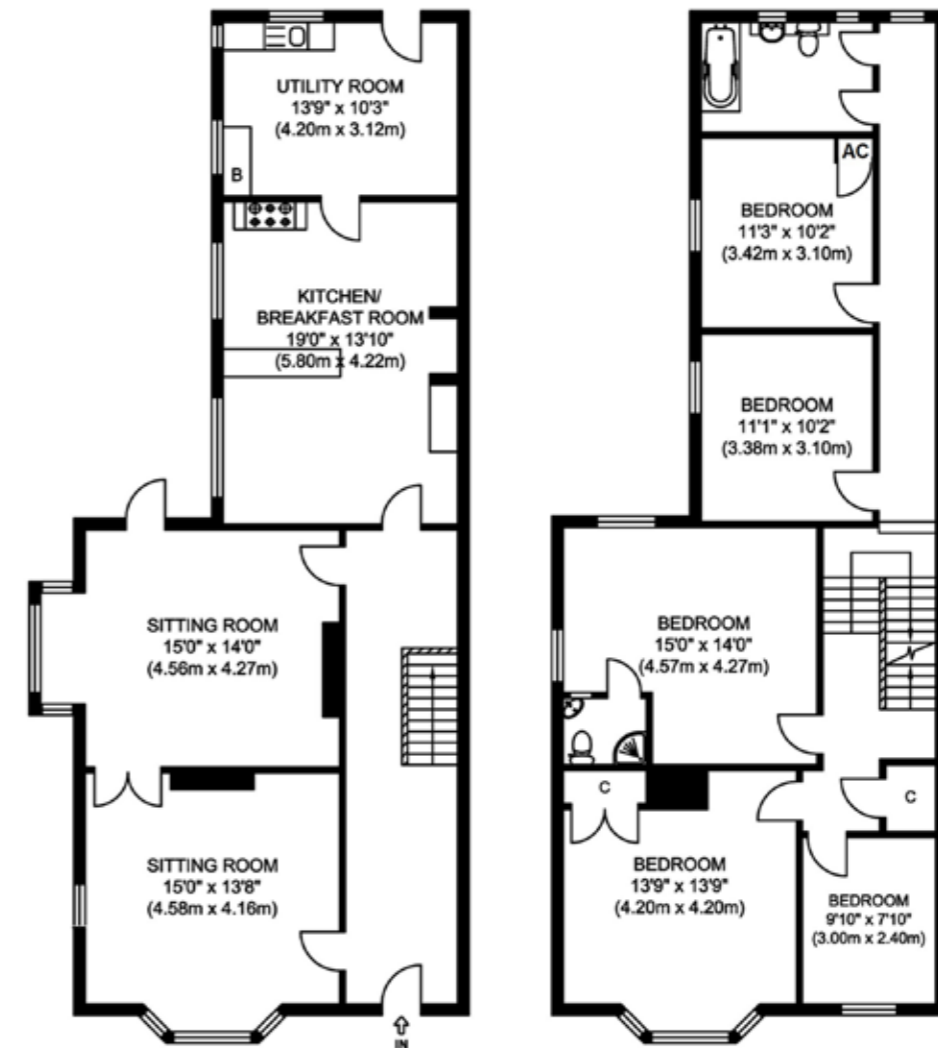
The outdoor space at 15 Austin Street sets it apart from many other properties in Hunstanton. The property features off-road parking, ensuring convenience for residents and visitors alike. Double gates open to reveal further parking options, accommodating multiple vehicles. The highlight, however, is the splendid enclosed walled garden. Laid mainly to lawn, it boasts a delightful assortment of mature plants, shrubs, and trees, creating a tranquil and picturesque retreat.

If you're seeking a traditional family home brimming with character, while also offering generous space for a growing family, 15 Austin Street is the perfect choice. Let this enchanting home transport you to a bygone era, while catering to your modern lifestyle needs...





SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

TOTAL APPROX. FLOOR AREA OF HOUSE 2642.54 SQ.FT. (245.50 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 flock 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



“This is a well-spaced, versatile home which is ideal for family living.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2276-1009-3205-6697-0204

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: ///lime.equipping.indeed

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SOWERBYS



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