



THE STORY OF
50 Cromer Road
Hunstanton, Norfolk

SOWERBYS

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50 Cromer Road

Hunstanton, Norfolk
PE36 6FA



- No Onwards Chain
- Newly Built Property
- Three Bedroom Detached Chalet
- En-Suite and Family Bathroom
- Driveway and Garage
- Easy Maintenance Garden
- Close to Beach and Town Centre



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“Catch a glimpse of Old Town’s lighthouse, and reflect on the beauty, wonder and history of this seaside location.”

Location, location, location... here at 50 Cromer you have the best of both worlds - the hustle and bustle of Hunstanton’s vibrant town centre or the stunning sandy dunes of Old Hunstanton beach, both just a short stroll away.

The property was built only a few years ago so still has a ‘show-home feel’ with approximately seven years remaining on the NHBC guarantee.

This home has versatile accommodation and is ‘future proof’ for a potential retired couple with its large downstairs

bedroom and walk-through dressing area, and en-suite.

The rear of the property has a pleasant kitchen/dining room with breakfast bar which has double doors out onto the patio. The lounge is a perfect spot to snuggle down after a long day, with a corner wood-burner creating warmth and cosiness. The downstairs is completed with a handy separate WC.

Upstairs there are two further spacious double bedrooms, a family bathroom, and a glimpse of the beautiful lighthouse.

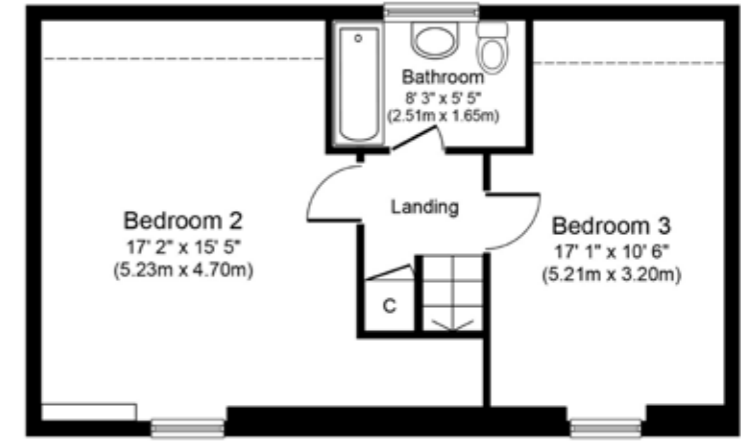




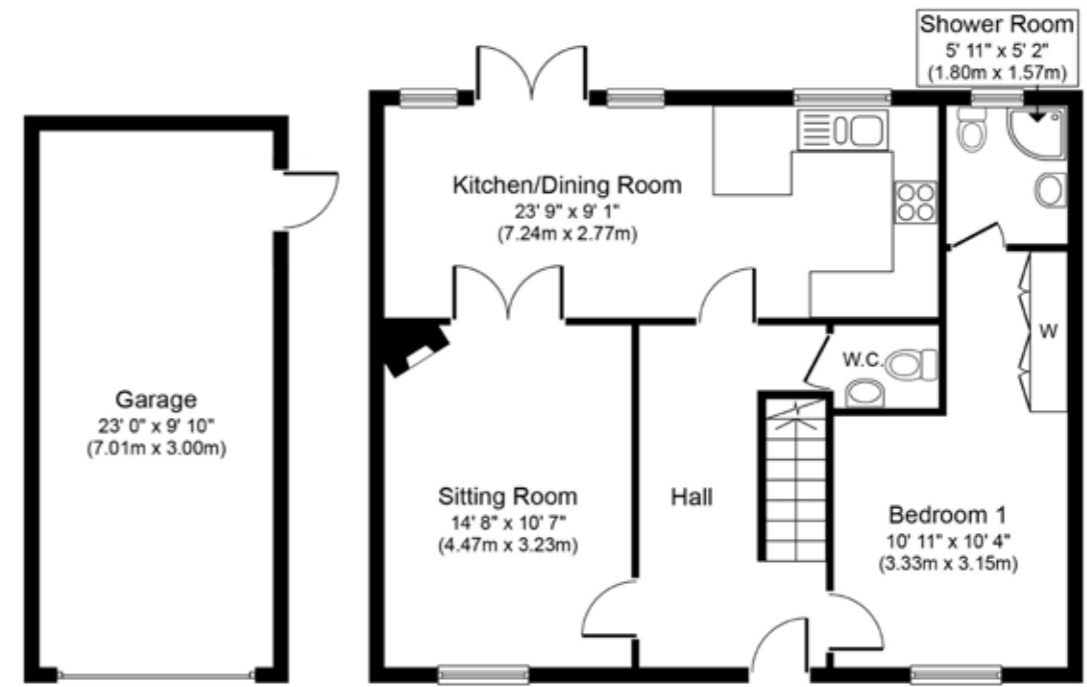


The rear garden is private with an extended patio area, a perfect spot to sit and unwind after a busy day at the beach. The garden is mainly laid to lawn, which could be made into further patio for low maintenance or a blank canvass - for someone with green fingers - to get stuck into. From the garden, there is also a handy side door into the single pitched roof garage. To the front there are shrubs and flowers by the front porch doorway, a welcome sight at any property, as well as plenty of off-street parking on a brick weave driveway.

With no onwards chain, this home is ready to move straight into and would make for an ideal family home, retirement property, or a second home - located lovingly by the gorgeous north Norfolk coast.



First Floor
Approximate Floor Area
502 sq. ft.
(46.7 sq. m.)



Garage
Approximate Floor Area
230 sq. ft.
(21.4 sq. m.)

Ground Floor
Approximate Floor Area
705 sq. ft.
(65.5 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 the Vendor



“We’ve loved having a newly built home. We could place our furniture, settle in and explore the beach.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 9374-3001-3309-0089-2200

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: ///taller.bitters.lasts

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SOWERBYS



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