



THE STORY OF

9 Hamon Close

Old Hunstanton, Norfolk

SOWERBYS

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9 Hamon Close

Old Hunstanton, Norfolk
PE36 6JP



Coastal Location

Three Bedrooms

Two Reception Rooms

Family Bathroom

Ground Floor W.C

Large Driveway

Enclosed Rear Garden



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“So much pleasure, for all ages,
can be found on the sandy
dunes of Old Hunstanton...”

Nestled in a small, tranquil cul de sac, this home offers a serene and peaceful environment just a stone's throw away from the golden sandy beaches of Old Hunstanton. With an array of local eateries nearby, you'll have plenty of options for enjoying delicious meals with family and friends.

Step into the hallway of 9 Hamon Close and you'll find a practical space to store your coats and boots, keeping your home neat and organised.

The hallway leads to the lounge, a cosy retreat where your family can gather and unwind in front of a warm and inviting open fire. It's the perfect spot for coming together as a family, recounting on your day.

Additionally, this home boasts a formal dining room, ideal for hosting special occasions and creating cherished memories. With doors opening up to the rear garden, you can easily extend your gatherings outdoors during pleasant weather. Imagine enjoying festive celebrations or delightful meals with loved ones in this inviting space.

The family kitchen, located at the front of the house, is filled with natural light pouring in from two windows. This bright and airy atmosphere creates a pleasant ambiance to cook in. From here you will find a storage cupboard, WC, and an additional door providing access to the side of the property.

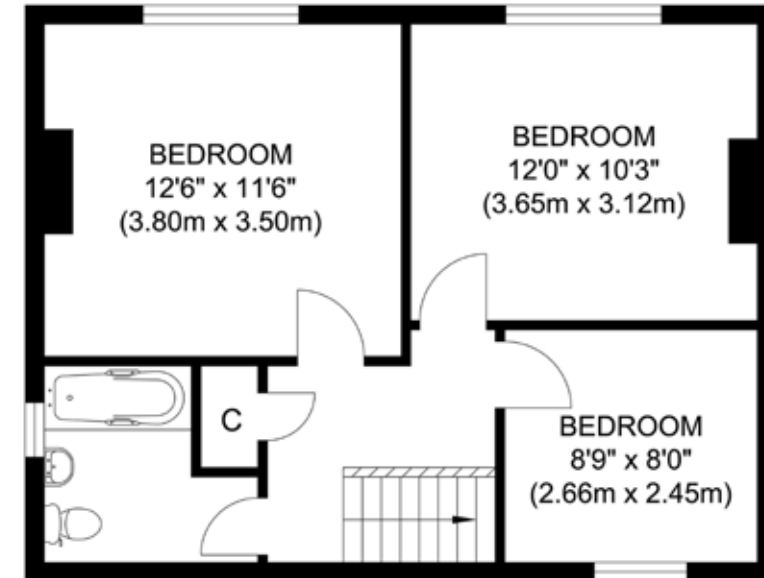


Moving to the first floor, you'll discover three comfortable bedrooms, offering privacy and personal space for everyone in the household. Whether it's for family members, guests, or a home office, these bedrooms cater to various needs. A family bathroom completes the first floor, providing convenience and functionality for everyday use.

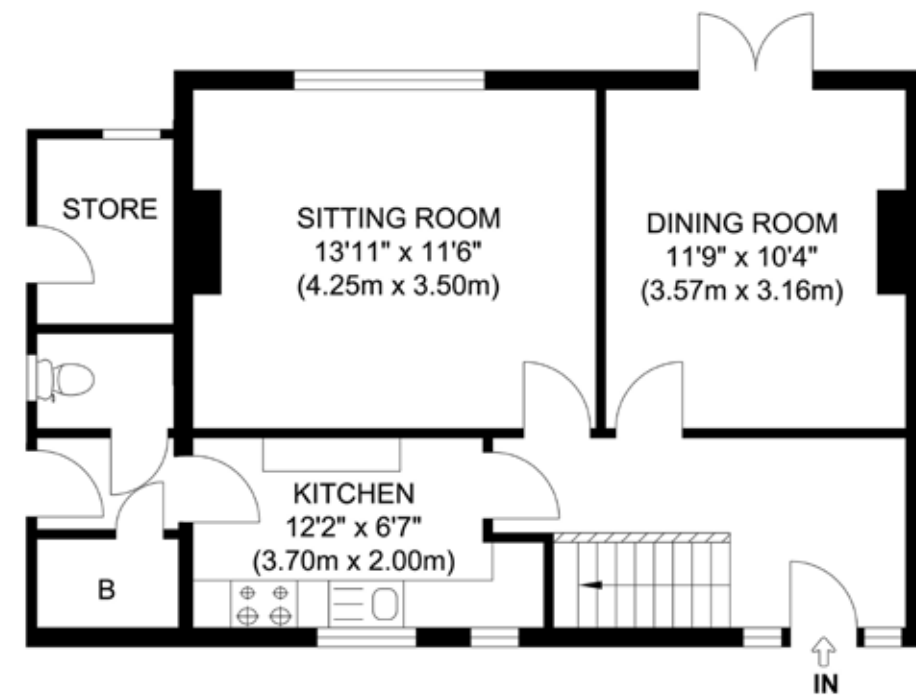
Outside the property, you'll find a generous driveway, offering ample space for multiple vehicles. This feature is especially valuable for growing families and perfect for welcoming guests to head down to the beach for a day out. Additionally, there is access around the side of the property, leading to a storage room and the enclosed rear garden. The garden itself is primarily laid to lawn, creating a serene outdoor space. It also features a patio area, perfect for enjoying al fresco dining or simply basking in the sunshine, and space for a garden shed.

When you're looking for more than just a home, but a coastal lifestyle where the tranquil beaches, local amenities, and comfortable accommodation blend seamlessly to create a truly delightful living experience.





FIRST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA OF HOUSE 1007.50 SQ.FT. (93.60 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

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 Sowerbys



"A wonderful home and area to raise children."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2414-1009-4206-6397-0204

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: ///dissolves.perfumes.pram

AGENT'S NOTE

The property cannot be used as a business.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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