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THE STORY OF
57 Northgate
Hunstanton, Norfolk

SOWERBYS

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57 Northgate

Hunstanton Norfolk
PE36 6DS



- Detached Bungalow
- Three Bedrooms
- Large Sitting Room
- Kitchen/Breakfast Room
- Family Bathroom
- Additional WC
- Attractive Rear Garden
- Brick-Built Workshop
- Good-Sized Driveway
- No Upward Chain



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“A spacious, warm and homely property to make into your own coastal haven.”

This charming and spacious detached bungalow, nestled in a tranquil residential area of Hunstanton, offers a comfortable and convenient lifestyle for those seeking a peaceful retirement.

Despite the town centre being a short stroll away, you are within your own quiet area, a non-estate location. Sat back from the road, it's abundantly clear before you've even entered that this has been a well-cared for home.

Upon entering, you are greeted by a

generous hallway leading to a versatile study, perfect for a home office or hobby room. The large sitting room, filled with natural light from two windows, offers a warm and inviting space to unwind and entertain guests.

The heart of the home lies in the L-shaped kitchen/breakfast room, which boasts a delightful view of the front garden. A door leads from here to the conservatory, allowing you to enjoy the beauty of the outdoors throughout the year.

There are three well-appointed bedrooms, all positioned at the rear of the property for added privacy. These comfortable retreats ensure you have plenty of space to relax and unwind. The family bathroom, complemented by an additional WC, provides convenience and functionality.



Outside, the property delights with an attractive rear garden, lovingly maintained by the current owners. The fully enclosed garden offers a peaceful escape with its lush lawn and a spacious patio area. At the rear, a seating area bathes in the afternoon sun, providing the perfect spot for enjoying the outdoors. There is also a well-sized brick-built workshop which - with its access into the garden - is the perfect place for outside storage.



To top it all off, this home comes with a good-sized driveway, providing ample parking space for several vehicles.



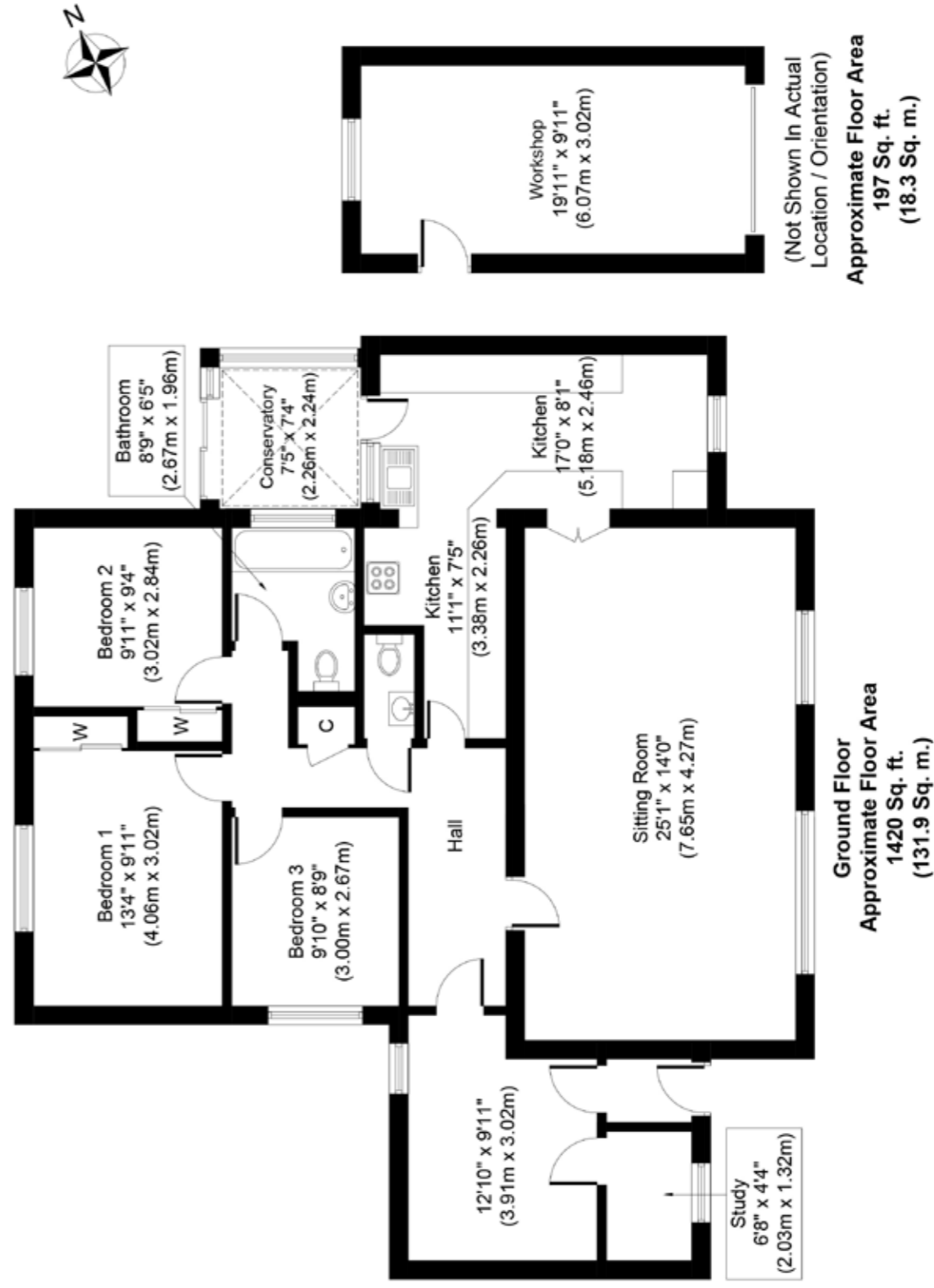
For those who value accessibility, 57 Northgate is ideally located just a few minutes' walk from both the seafront and the town centre. Whether you fancy a stroll along the coastline or a visit to local shops and amenities, everything is within easy reach.



With its wonderful combination of spacious living, a lovely garden, and a prime location, 57 Northgate is a retirement property which offers both comfort and convenience.







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



“With this home so close to the seafront, it is perfect for exploring this wonderful town.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0160-2893-4030-2027-8945

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: ///shirtless.isolating.suits

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SOWERBYS



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