



THE STORY OF

14 Collingwood Road

Hunstanton, Norfolk

SOWERBYS



Two Double Bedrooms

Detached Bungalow

Gas Central Heating

Driveway and Garage

Walking Distance to Town Centre

Conservatory

Shower Room

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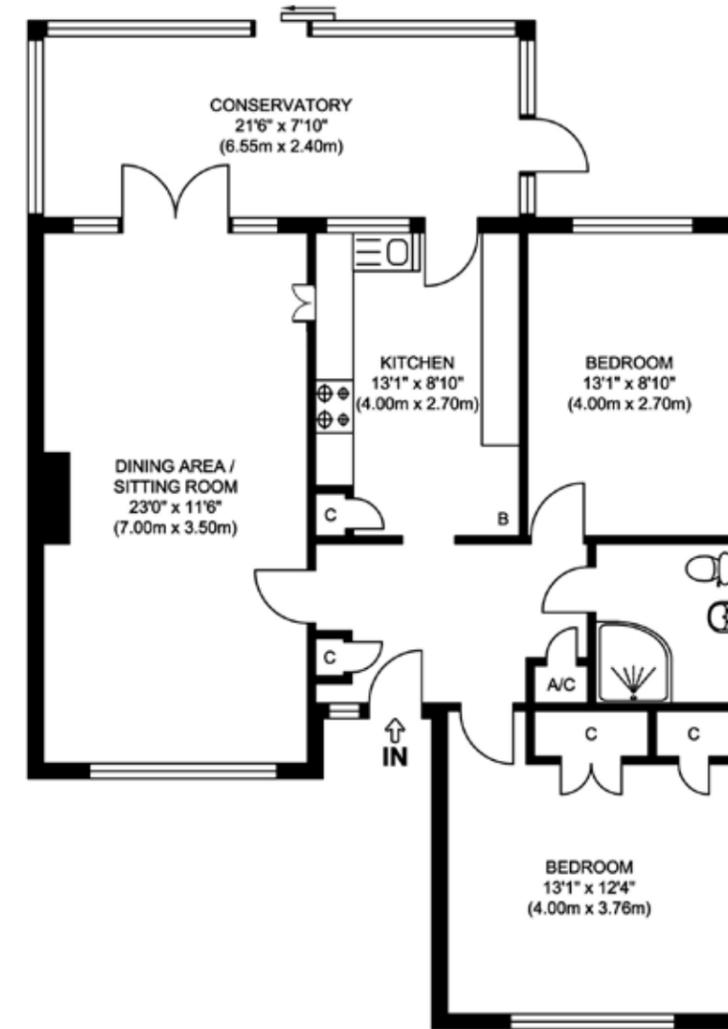
Imagine a gentle stroll for your morning coffee in the bustling town centre, followed by a relaxing walk on the beach to dip your toes in the water. All of this is on the doorstep of 14 Collingwood Road, arguably one of Hunstanton's most popular spots.

14 Collingwood Road is a two bedroom detached bungalow which will no doubt appeal to many buyers, given its fantastic location. Approaching the property, the carriage driveway gives a sense of space with plenty of off-street parking, and also leads to a single garage. Through the front door you are greeted by a spacious entrance hall with enough room for units and cupboard space. The large lounge floods in natural light with a large window overlooking the front, and doors that lead into the conservatory.

The kitchen is well equipped with plenty of cupboards and worktop space, and also leads into the conservatory. There are two double bedrooms, with the main bedroom being particularly large and having built in cupboards along one wall. The accommodation is completed by a low maintenance shower room.

Once in the conservatory you can see why it is a favourite spot for the current owner, the light and airy room overlooks the stunning garden which is bursting with colour. The garden is also a great spot to sit out in and enjoy the sunshine, which gets afternoon sun being west facing. There is also side access to the garage.

14 Collingwood Road is a fine example of a bungalow in such a fantastic location. Whether it is peace and quiet or shops on your doorstep, the property will not disappoint.



TOTAL APPROX FLOOR AREA OF HOUSE 980.16 SQ.FT. (91.06 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 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



“The garden is bursting with colour, and the conservatory is the perfect place to sit and take it all in.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0417-4028-6000-0996-9296

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: ///detergent.loaders.novels

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SOWERBYS



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