



THE STORY OF

# 34 Windsor Rise

*Hunstanton, Norfolk*

**SOWERBYS**

CHARLES ROAD



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# 34 Windsor Rise

Hunstanton, Norfolk  
PE36 5JE

Spacious Two Bedroom Bungalow

Modern Kitchen, Garden/Dining Room  
and Sitting Room with Dual Aspect

Two Double Bedrooms with Principal  
Featuring Private En-suite

Corner Plot with Easy Access

No Onward Chain

Situated within a quiet residential estate and just a short stroll from both the town centre and serene seafront, 34 Windsor Rise presents an expansive two bedroom detached bungalow that has undergone two thoughtful extensions.

A generously proportioned sitting room welcomes you with its dual-aspect windows, creating a bright and inviting ambiance. French doors open into the spacious garden/dining room, adorned with bi-folding doors that seamlessly connect to the rear garden.

The contemporary kitchen, with its delightful stable door, offers a

picturesque view of the rear garden. Completing the living spaces are two double bedrooms and a family bathroom. The principal bedroom boasts the added convenience of a lavishly spacious en-suite.

Occupying a corner plot, the property features a sizable driveway and a garage with a convenient person door leading to the rear garden. Enhancing the outdoor experience, the rear garden showcases an appealing decking area. The close proximity to the sea is a notable feature, offering distant ocean views this is an ideal family home.

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Garage  
18'10" x 9'3"  
(5.74m x 2.82m)

Garage  
Approximate Floor Area  
174 sq. ft  
(16.18 sq. m)



Approximate Floor Area  
936 sq. ft  
(87.02 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



“This property is ideally located close to both the town centre and sea front.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:-8337-0629-8309-0503-2222

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

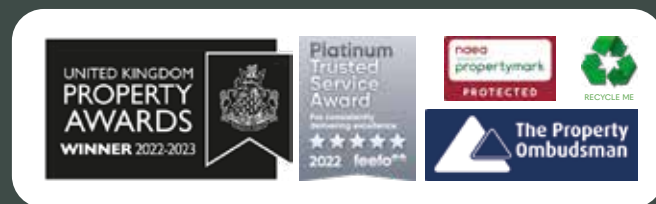
Freehold.

## LOCATION

What3words: /// ///whizzing.blurts.ponies

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# SOWERBYS



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