



THE STORY OF

16 Annes Drive

Hunstanton, Norfolk

SOWERBYS

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16 Annes Drive

Hunstanton, Norfolk,
PE36 5PE

Two Bedroom Detached Bungalow
Saniflo En-suite WC and Family Bathroom
Extended to Front
Excellent Decorative Order Throughout
Bright Conservatory
Large Driveway and Double Garage
Two Sheds

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“The conservatory is bright and spacious, the perfect space to relax and unwind.”



Nestled at the quiet end of a cul-de-sac, 16 Anne's Drive is an extended two-bedroom detached bungalow in great condition. Just a short walk from the picturesque Sunset Beach and lively town centre, this property offers a peaceful retreat.

Enjoy the cosy sitting room bathed in natural light from dual aspect windows – a perfect spot to relax throughout the day. The accommodation includes two double bedrooms, a Saniflo en-suite WC, a wet room, a spacious sitting room, kitchen, and a roomy conservatory.

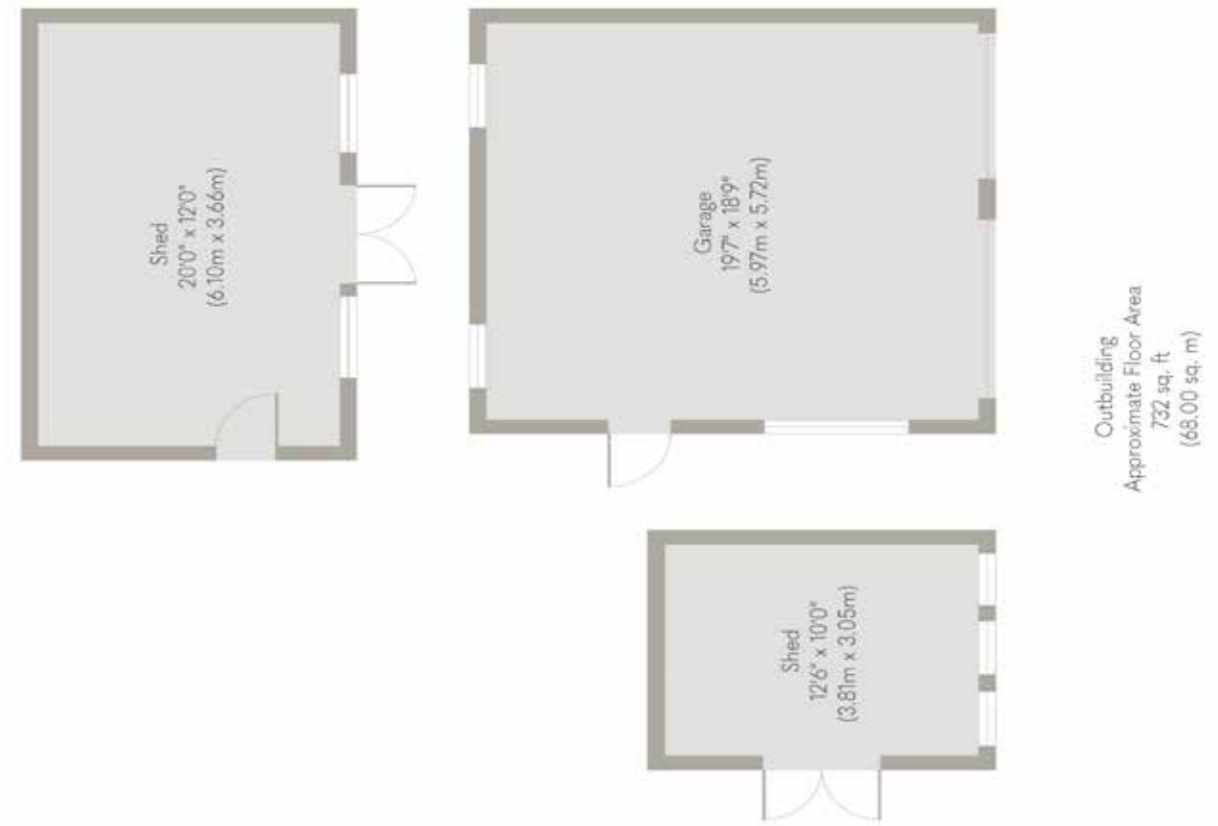
The thoughtful additions by the sellers, such as a front porch and a small extension for a reading area, enhance the living space. The beautiful 23 ft. long conservatory

overlooking the rear garden is a highlight. The property is move-in ready, requiring no additional work.

To the front is a low-maintenance brick weave driveway leading to a detached double garage, perfect for cars or a workshop. The fully enclosed rear garden is designed for ease with resin pathways and small shrubs. Ample storage includes two sheds, and a large studio with power, ideal for a home office, hobby room, or extra guest accommodation (STP)

16 Anne's Drive is an ideal home for retirees or as a second home, with its proximity to the beach and convenient access to regular buses. It's a charming property any homeowner would take pride in calling their own.





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.



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 property benefits from being close to Hunstanton beach and town centre.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9750-2807-6197-9608-7235

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: ///conductor.bronzes.lined

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