



THE STORY OF

# 16 Butterfield Rise

*Hunstanton, Norfolk*

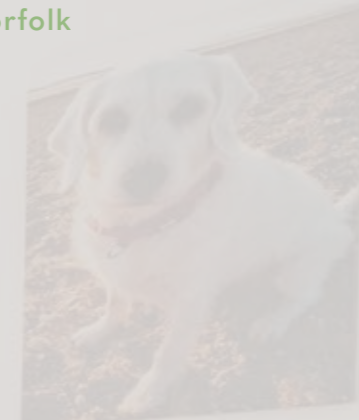
**SOWERBYS**

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THE STORY OF

# 16 Butterfield Rise

Hunstanton, Norfolk  
PE36 5PU



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- Attractive Bungalow
- Immaculate Sitting Room
- Kitchen/Breakfast Room
- Garden Room
- Two Double Bedrooms
- Modern Shower Room
- Private Driveway
- Spacious Garden
- Excellent Decorative Order
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“A home to feel cosy in during the winter months, but enjoy the best of the sun during those warmer times of the year.”

Tucked away at the end of a quiet road, 16 Butterfield Rise unveils itself as a pretty brick and carrstone bungalow, featuring a generously proportioned garden and a dedicated driveway.

A large lounge, adorned with a side window and garden-access doors, is bathed in natural light.

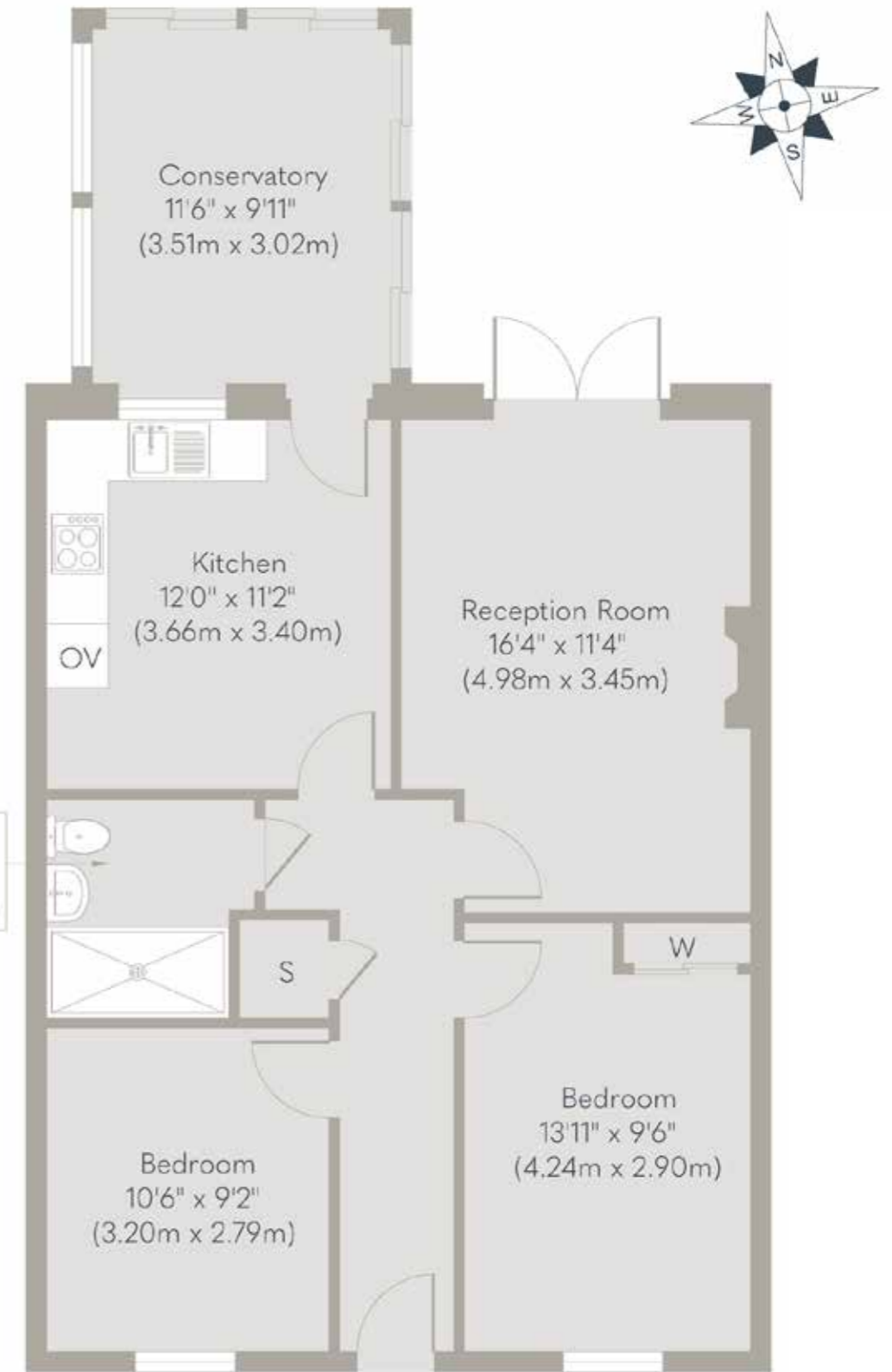
The impeccably presented kitchen/breakfast room showcases a modern design, complete with an eye-level double oven, gas hob complemented by an extractor, and a door leading to the recently added garden room. This room is a delightful sanctuary for leisurely

moments, affording the opportunity to savour a coffee whilst observing the garden's wildlife.

Comprising two double bedrooms and a family bathroom - boasting a newly installed double shower, the property's frontage has been shingled for easy maintenance, with the driveway conveniently positioned to the side.

The rear garden, predominantly featuring a well-maintained lawn, boasts an inviting patio area, ideal for gatherings with family and friends. Additionally, a separate seating area towards the rear maximises sun exposure at various times throughout the day.





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



“Whatever time of the day it is, walking along the sea front is lovely.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

B. Ref:- 2138-8038-7378-6551-2950

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: ///prove.senders.briskly

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