



INTRODUCING

9a York Avenue

Hunstanton, Norfolk

SOWERBYS

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9a York Avenue

Hunstanton, Norfolk
PE36 6BU

No Onward Chain

Stunning New Build

Open Plan Downstairs Space

Four Bedrooms, Two En-Suites

Town Centre Location

Cosy Wood Burner

Open Plan Kitchen Living Room

Large Patio Garden

Separate Utility and Downstairs WC

Bi-Fold Doors to Garden

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“The perfect blend of character and modern charm.”

A stunning new-build, 9a York Avenue is a mid-terrace town house nestled within the historic Victorian town of Hunstanton.

Crafted with meticulous attention to detail and finished to the highest standards, this newly built property offers a harmonious blend of contemporary luxury and timeless charm.

The heart of the home is the open plan kitchen/dining room. Boasting sleek modern appliances and elegant finishes, this space is perfect for culinary adventures and casual gatherings alike.

The bi-fold doors seamlessly connect the interior to the low-maintenance rear garden, creating a seamless transition between indoor and outdoor living. With an incredible amount of space in this room, you can also cosy up in front of a modern and sleek wood burner, ideal in those colder months. Off this space is a handy utility room which has been finished to the same quality as the kitchen itself.

From the central hallway there is also a separate reception room, thoughtfully designed to be a sitting room, snug, home office or playroom. Completing the downstairs is an ever-handly WC.





Ascend to the first and second floors to discover four generously proportioned bedrooms, offering ample space for family living or hosting guests. Two of the bedrooms boast luxurious en-suite shower rooms, providing privacy and convenience for the occupants. The principal bedroom also comes with built-in wardrobes, whilst a well-appointed family bathroom completes the upper levels, featuring modern fixtures and finishes for added comfort.

Living in this exceptional property means enjoying the best of both worlds – the character and charm of an historic Victorian quarter, combined with the modern comforts of a newly built home. You are only ever a short stroll away from the gorgeous sunset beach, break-taking view, the vibrant high street and the chance to embrace a coastal lifestyle.



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



“There's a high finish throughout this home, such as the utility matching the aesthetic of the kitchen.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 0370-3241-9390-2024-5435

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: ///covers.legroom.airbase

AGENT'S NOTE

Some images have been virtually staged with computer-generated furniture.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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