



THE STORY OF

2a Hamilton Road

Old Hunstanton, Norfolk, PE36 6JA

No Onward Chain
Stunning Renovation
Light and Airy Throughout
Four Bedrooms, Three Bathrooms
Off-Street Parking
Short Walk to Beach

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"...a stunning transformation."

 $2a^{\text{Hamilton Road is a fully}}$ the and extended four bedroom detached house, a stunning transformation which renders the original property unrecognisable.

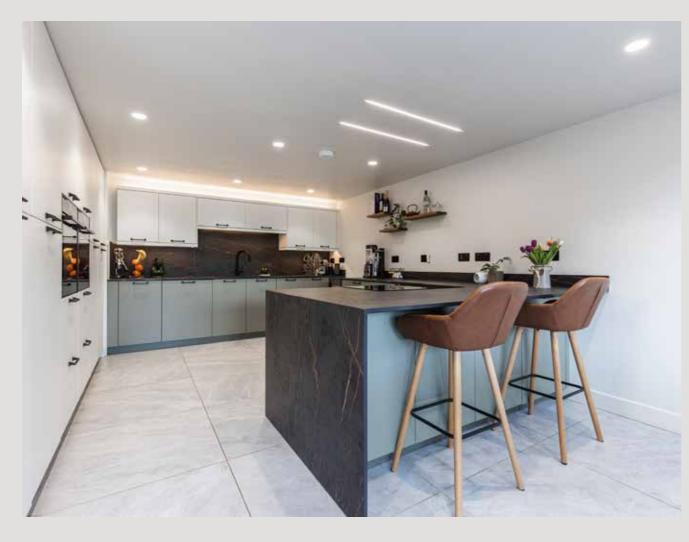
Upon entering, you're greeted by a welcoming entrance hallway that sets the tone for the rest of the property. To either side, you'll find a convenient utility and shower room, ideal for washing down sandy feet or paws after a leisurely stroll on the nearby beach.

Inside, no expense has been spared in crafting a home of unparalleled quality. The sitting room steals the show, boasting floor-to-ceiling height windows that flood the room with natural light, creating a light and airy space. A wood-

burner offers a cosy spot to snuggle up in on winter evenings. A mezzanine landing overlooks the lounge, offering a sense of space and plenty of extra natural light.

The kitchen is well appointed, featuring built-in Neff appliances including an induction hob, a Quooker tap, and a breakfast bar, perfect for casual dining or entertaining guests. A separate reception room provides versatility, serving as an office, gym, or potentially a ground floor bedroom, ensuring the home is future-proofed to adapt to your evolving needs.

Upstairs there are three spacious bedrooms with en-suite to principal and a family bathroom with free-standing bath and separate shower.

























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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Outside, the enclosed garden provides privacy, complete with a patio area and lawn. Accessed via the bi-fold doors from the dining area, it's the ideal spot for entertaining guests. A hot tub provides the ultimate in outdoor relaxation. The property's original carrstone external chimney adds a touch of character, blending seamlessly with the property's modern look.

Perfectly situated, this home offers the best of coastal living, with just a short stroll to the sandy beaches of Old Hunstanton, where you can soak up the sun or enjoy a refreshing swim. Alternatively, explore the charm of the local pubs and village shop, all within easy reach.

Life at this property is nothing short of blissful, where every detail has been thoughtfully considered to provide a haven of comfort and style. Whether you are enjoying the tranquillity of the sandy beach nearby, entertaining in the sleek kitchen, or simply unwinding in the sitting room, this home offers a lifestyle of luxury and convenience.



Old Hunstanton

IN NORFOLK IS THE PLACE TO CALL HOME





T's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to

some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.











Old Hunstanton Beach

"We've loved being next to the sea..."

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating. Air conditioning to principal bedroom.

> COUNCIL TAX Band D.

ENERGY EFFICIENCY RATING

C. Ref: - 2687-3035-4202-2374-3200

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: /// duplicity.fabric.shortcuts

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