



THE STORY OF

Pebble Croft

Hunstanton, Norfolk

SOWERBYS

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Pebble Croft

83 Park Road, Hunstanton,
Norfolk, PE36 5DL



Attractive Three Bedroom Bungalow

Non Estate Location

Spacious Accommodation

Kitchen/Dining Room and Utility Room

En-Suite to Principal Bedroom

Family Bathroom

Private Gardens

Excellent Decorative Order Throughout



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“...charming non-state bungalow.”

Situated just a brief stroll from the town centre on a peaceful street, rests this charming non-estate bungalow. Offering ample living space, a secluded garden, and plentiful parking, it embodies the ideal home.

Upon entry, the sense of spaciousness is immediate, welcomed by a generous hallway boasting multiple storage closets. The hallway leads into the expansive kitchen/dining room, featuring a modern fitted kitchen with a central island, ample dining space, and abundant natural light pouring through the window and french doors—a favoured spot for the owner’s

family gatherings. Adjacent, a utility room provides additional workspace.

The inviting sitting room, adorned with french doors, exudes brightness and comfort, complete with a feature fire surround—a perfect space for entertaining guests or enjoying cosy evenings in.

The property comprises three double bedrooms, each equipped with fitted wardrobes, with the principal bedroom boasting an en-suite. Completing the accommodation is a family bathroom.





With the property offering a desirable level of privacy, the outdoor space is a highlight. The front garden, mainly laid to lawn, features an appealing patio area, while the enclosed rear garden offers another patio perfect for entertaining and barbecues, along with a spacious lawn. Additionally, there is parking space for several vehicles.





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



“Pebble Croft is located in the lovely town of Hunstanton, with all amenities close by and the beach just a short stroll away.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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

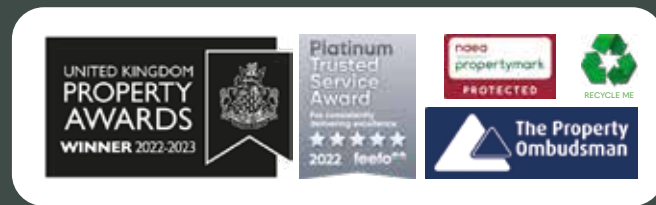
Freehold.

LOCATION

What3words: ///sparks.sweetener.unpainted

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