



THE STORY OF

40 Collingwood Road

Hunstanton, Norfolk

SOWERBYS

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40 Collingwood Road

Hunstanton, Norfolk,
PE36 5DY

Spacious Bungalow

Versatile Accommodation

Generous Sitting Room

Kitchen/Dining Room

Five Bedrooms

Four Bathrooms

Large Brickweave Driveway

Attractive Rear Garden

Excellent Decorative Order

No Upward Chain

SOWERBYS HUNSTANTON OFFICE

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“A comfortable, spacious and versatile home...”

Enjoy comfortable living with this spacious detached home. As you enter, you're greeted by an abundance of natural light flooding through the airy living room, creating an inviting atmosphere which is perfect for relaxation or entertaining guests. The adjacent kitchen/dining room offers the ideal space for culinary adventures and cosy family meals, blending practicality with style.

This versatile property boasts three bedrooms and three bathrooms on the ground floor, offering flexibility to tailor the space to your needs. One of the bedrooms would make a perfect home office, should you wish.

Upstairs, two additional bedrooms and a family bathroom provide ample accommodation for larger families or visiting guests.





Outside, the charm continues with a large brickweave driveway spanning the front and side of the property, ensuring ample parking space for multiple vehicles. The enclosed rear garden, predominantly laid to lawn, offers a safe retreat and an additional patio area, perfect for al fresco dining or simply soaking up the sun.



Meticulously maintained and in excellent decorative order, this property is ready to welcome you with open arms. Plus, with no upward chain, your transition to your new dream home couldn't be smoother. Don't miss out on the opportunity to make this delightful property your own!



First Floor
Approximate Floor Area
554 sq. ft
(51.51 sq. m)



Ground Floor
Approximate Floor Area
1,231 sq. ft
(114.41 sq. m)

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



Hunstanton Beach

“The only east coast town which faces west, Hunstanton enjoys stunning sunsets.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0130-2959-1020-2199-9945

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: ///transcribes.flute.plea

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