



THE STORY OF

# 17 Margarets Close

*Hunstanton, Norfolk*

SOWERBYS





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# 17 Margarets Close

Hunstanton, Norfolk  
PE36 5NN

- 
- Detached Bungalow
- Spacious Lounge/Dining Room
- Three Bedrooms
- Family Bathroom
- Conservatory
- Ample Driveway
- Spacious Garage
- Enclosed Rear Garden
- Patio Area
- No Upward Chain
- 

Welcome to this charming detached bungalow, nestled in a serene corner of a tranquil road. As you step through the front door, you're greeted by the inviting warmth of the spacious L-shaped lounge/dining room, offering ample room for relaxation and entertaining guests.

The kitchen/breakfast room beckons with its promise of morning sunlight streaming through the windows, creating the perfect ambiance for enjoying your first cup of coffee. With its practical

layout and modern amenities, it's sure to be the heart of daily life.

Venture further into the home, and you'll discover three comfortable bedrooms, each offering a peaceful retreat at the end of the day. And for those moments when you simply want to unwind and soak in the surroundings, the conservatory provides an idyllic space, overlooking the enclosed rear garden. There is a modern bathroom with white suite and an adjacent separate WC.

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Outside, a driveway to the side leads to the garage, ensuring convenient parking for your vehicles.

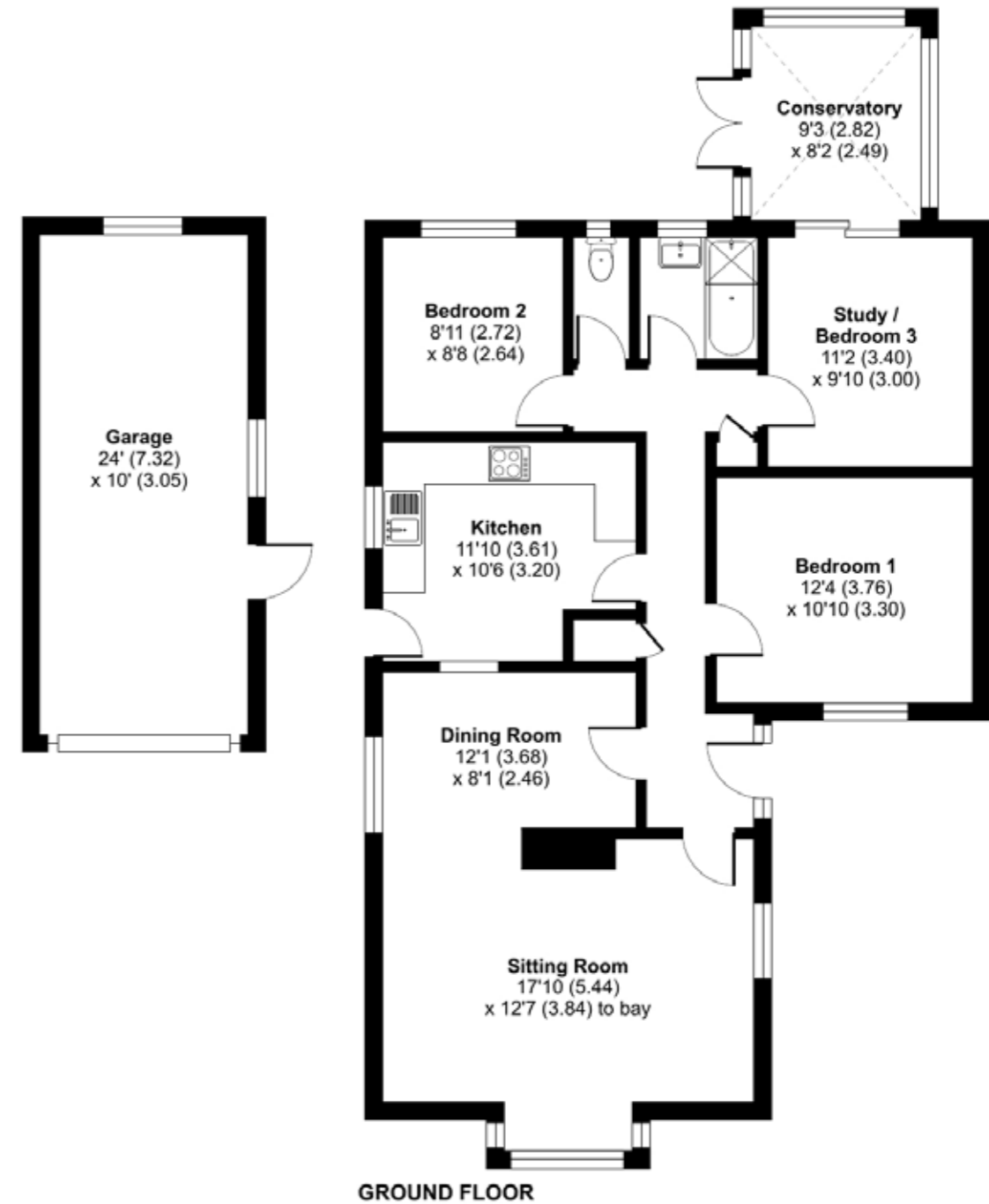
The enclosed rear garden invites you to enjoy the great outdoors, with its manicured lawn and charming patio area, perfect for al-fresco dining or basking in the sunshine.

17 Margarets Close offers not just a place to live, but a lifestyle - one of peace, comfort, and the simple joys of home. Experience the tranquillity and charm of a coastal one-storey home.



### Margarets Close, Hunstanton, PE36

Approximate Area = 1072 sq ft / 99.5 sq m  
Garage = 240 sq ft / 22.2 sq m  
Total = 1312 sq ft / 121.7 sq m  
For identification only - Not to scale



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



“The rear garden is the perfect spot come the summer-time.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 9112-3041-4208-2234-1200

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: ///research.blockage.suitably

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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