



THE STORY OF

1 Melton Drive

Hunstanton, Norfolk

SOWERBYS

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THE STORY OF

1 Melton Drive

Hunstanton, Norfolk
PE36 5DD

No Onward Chain

Off-Street Parking

Close to Beach and
Town Centre

Three/Four Bedrooms
and Two Bathrooms

Modern Kitchen/Dining Area

Immaculately Presented
Throughout

SOWERBYS HUNSTANTON OFFICE

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Immaculately presented, 1 Melton Drive packs a punch with accommodation and is ready for a family to move straight into and start enjoying coastal living.

Entering the home, you are greeted by a welcoming entrance that sets the tone for the entire property. The 17 ft. sitting room is a perfect space for relaxation, offering ample space to unwind and entertain. Adjacent to the sitting room, a bright conservatory floods the space with natural light, creating a peaceful spot to enjoy your morning coffee or an evening read.

The well-appointed brand-new kitchen/dining area is the home's heart, designed for everyday living and special gatherings. A dining room is positioned next to the kitchen, which can double as an additional bedroom or home office, adding flexibility to the layout. A handy modern shower room completes the ground floor, enhancing the home's functionality and is positioned just outside the potential downstairs bedroom.

Upstairs, three further bedrooms await, each offering a comfortable retreat at the end of the day. A family bathroom with a separate shower serves these bedrooms, ensuring convenience for all.

Outside there is a driveway for several vehicles and to the rear is a surprisingly spacious garden, mainly laid to lawn, with a great patio area, perfect for family gatherings.

Living here means enjoying the best of coastal life with the comfort of modern amenities, all within a short distance from the vibrant heart of Hunstanton. This home truly offers a versatile and inviting space for various lifestyles.





First Floor
 Approximate Floor Area
 464 sq. ft
 (43.08 sq. m)



Ground Floor
 Approximate Floor Area
 794 sq. ft
 (73.72 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.

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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

It would be hard to find a spot which reflects the beauty of the Norfolk coast better than Blakeney. Set in an Area of Outstanding Natural Beauty, this is a picture perfect location.

When the tide's touching the shoreline, untie your laces and dip your toes in, take the plunge or push off with a slow drift along coastal inlets on a paddleboard or boat to lose yourself in nature's finest backdrop. Forage some samphire for a taste of the coast, try your hand at catching a crab on the quay, or join the tourists and spot seals bobbing on the waters.

Despite the relaxed scene, Blakeney was once a bustling medieval port and the village's Guildhall and Church of St Nicholas are evidence of its rich, trading past which continued until the mid-19th century. As ships grew in size and the harbour silted up, trade fell away and today only small boats can pass Blakeney Point and head out to sea. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and thousands of nesting and migratory birds provide a twitcher's paradise where the tweets are tech-free.

There are plenty of places to meet and make friends. Local boys Grey Seal Coffee roast their beans at nearby Glandford and its café is a great stop for a caffeine hit – nab a bag or two and even some spent grounds for your garden. The White Horse and, for a fancy supper, The Blakeney Hotel are iconic spots to eat, and Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great summer destination.

Teeming with character, Blakeney truly is a place to discover your next Norfolk home.



Note from Sowerbys



“The well-appointed kitchen serves as the heart of this home, seamlessly blending the indoors with the garden through its french doors.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9158-1096-7259-4741-5960

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: ///fear.zoos.hourglass

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SOWERBYS

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for the homeless

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Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

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