



THE STORY OF

# 29 Campbell Close

*Hunstanton, Norfolk*

SOWERBYS



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# 29 Campbell Close

Hunstanton, Norfolk  
PE36 5PJ

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Spacious Family Home

Field Views

Two Reception Rooms

Office/Study

Four Bedrooms

En-Suite

Family Bathroom

Enclosed Rear Garden

Driveway

Double Garage

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**SOWERBYS HUNSTANTON OFFICE**  
01485 533666  
[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)





Welcome to this stunning, spacious family home, perfectly positioned on the edge of an award-winning development, offering breathtaking views of open fields. Designed for comfortable and flexible family living, this property boasts a formal sitting room for relaxing evenings, a separate dining room ideal for entertaining, and a bright kitchen breakfast room where mornings can be spent together.

The ground floor also includes a dedicated office/study, perfect for those working from home or needing a quiet space for study, along with a practical utility room and downstairs W.C.

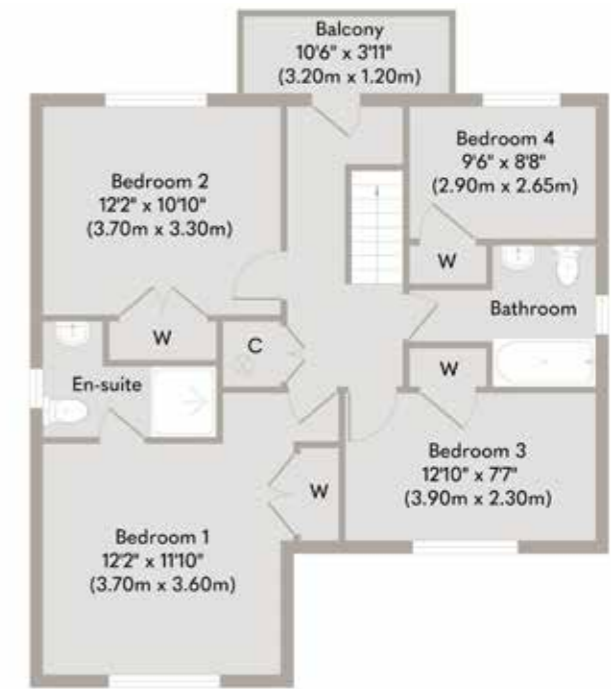
Upstairs, the first floor hosts four generously sized bedrooms, providing ample space for a growing family. The principal bedroom comes complete with an en-suite bathroom, adding a touch of luxury, while a modern family bathroom serves the remaining bedrooms.

Outside, you'll find an enclosed rear garden, mostly laid to lawn, perfect for children to play or for enjoying a summer BBQ. A gate leads to a private drive and a double garage, providing plenty of parking and storage space.

Living here combines the best of countryside serenity with the convenience of modern family life. Whether you're working from home, entertaining guests, or simply enjoying the peaceful surroundings, this home offers a lifestyle of comfort and elegance.







**First Floor**  
 Approximate Floor Area  
 709 sq. ft  
 (65.89 sq. m)



**Garage**  
 Approximate Floor Area  
 343 sq. ft  
 (31.91 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 709 sq. ft  
 (65.89 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

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



*Note from Sowerbys*



“Living here combines the best of countryside serenity with the convenience of modern family life.”



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref: 9332-3931-8200-1107-2200

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: ///squabbles.monday.guardian

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.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

