



THE STORY OF

27 Chalk River Road

Hunstanton, Norfolk

SOWERBYS



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27 Chalk River Road

Hunstanton, Norfolk
PE36 5NT

Spacious Family Home

Sitting Room

Dining Room

Modern Kitchen

Sunroom

WC

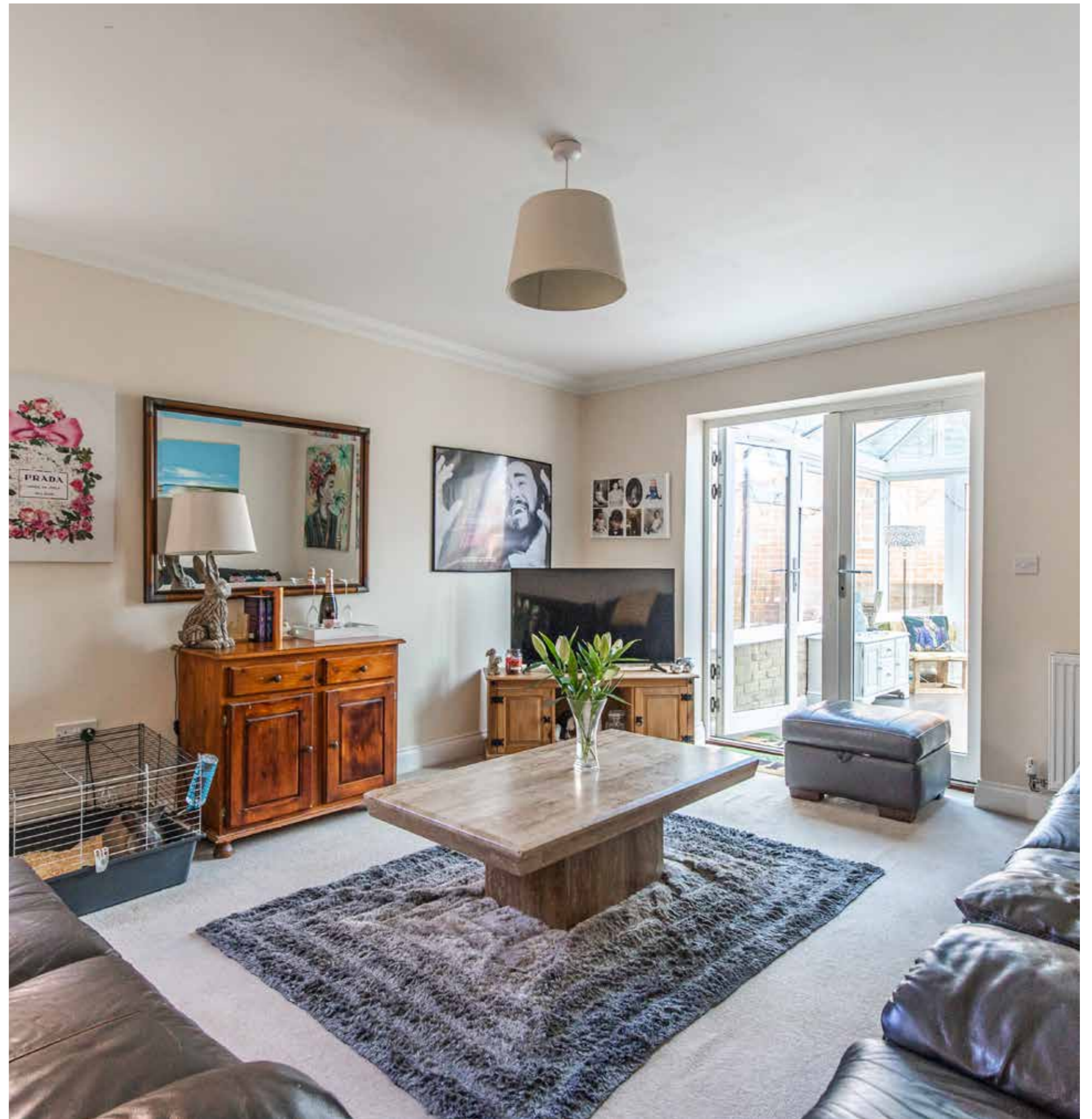
Four Bedrooms

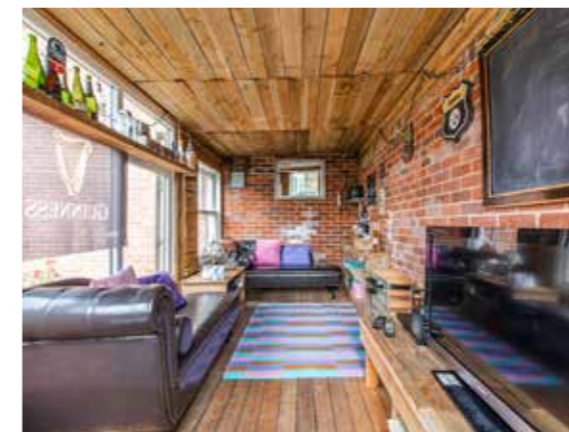
En-Suite and Bathroom

Enclosed Garden

Garage

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com





Welcome to this beautifully presented four-bedroom detached family home, ideally located just a short drive from both the town center and stunning seafront. Perfect for modern family living, this property boasts a wealth of space and style, offering a versatile layout across two floors.

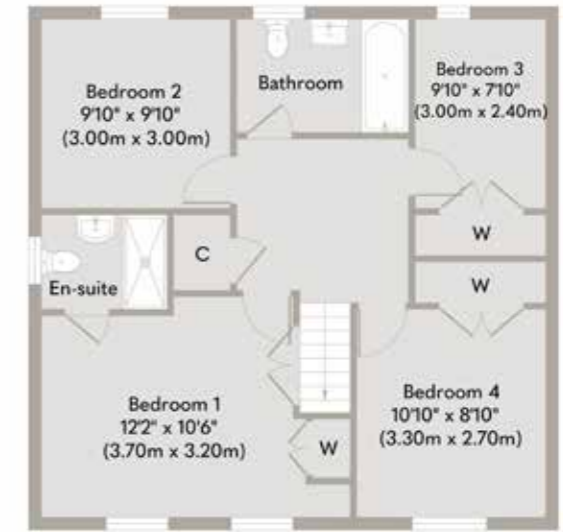
As you step inside, you are greeted by a formal sitting room, perfect for relaxing evenings or entertaining guests. The separate dining room provides an elegant space for family meals and gatherings, while the modern kitchen/breakfast room is the heart of the home, complete with high-end appliances and ample counter space. Adjoining the kitchen is a bright and airy sunroom, which offers lovely views over the private rear garden, flooding the space with natural light throughout the day.

A practical utility room and downstairs W.C. add further convenience, catering to the demands of busy family life.

On the first floor, you'll find four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room for added luxury, while the remaining bedrooms share a spacious family bathroom. Each room is thoughtfully designed with plenty of storage and natural light.

Externally, the property continues to impress. To the front, a private driveway provides ample off-road parking, along with a spacious garage for additional storage. The enclosed rear garden is mostly laid to lawn, offering a safe and inviting space for children to play or for family BBQs and outdoor relaxation. The covered bar area is an added bonus, perfect for al-fresco dining or entertaining friends on warm summer evenings.





First Floor
 Approximate Floor Area
 680 sq. ft
 (63.20 sq. m)



Bar
 13'1" x 6'7"
 (4.00m x 2.00m)
Bar
 Approximate Floor Area
 81 sq. ft
 (7.56 sq. m)



Garage
 19'8" x 9'10"
 (6.00m x 3.00m)
Garage
 Approximate Floor Area
 194 sq. ft
 (18.00 sq. m)

Ground Floor
 Approximate Floor Area
 879 sq. ft
 (81.68 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



“Perfect for modern family living, this property boasts a wealth of space and style.”



SERVICES CONNECTED
Mains water, electricity, gas and drainage.

COUNCIL TAX
Band E.

ENERGY EFFICIENCY RATING
B. Ref: 8548-7839-5260-2556-3996

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: ///formally.skirting.wiring

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

