



THE STORY OF

73 Waveney Road

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 5DQ

Three-Bedroom Semi-Detached Bungalow

Gas Central Heating

Off-Street Parking and Garage

Walking Distance to Shops and Beach

Easy to Maintain Shower Room

Potential to Improve

73 Waveney Road is a three-bedroom semi-detached bungalow, lovingly maintained and now ready to welcome its next chapter, with the added benefit of no onward chain. This home offers easy, flexible living that is perfectly suited for relaxed coastal life.

Step into the handy front porch, a practical space for coats and shoes, before making your way into the kitchen. From here, the flow of the home naturally leads you to the lounge—a true hub of the house. The modern tiled shower room serves the three bedrooms, ensuring convenience.

The principal bedroom stands out with its generous size, offering ample room for wardrobes and a view over the rear garden. The second bedroom features patio doors that lead directly to the garden, making it a versatile space that could easily transform into a dining room or a home office bathed in light. A third bedroom provides further flexibility, perfect as a guest room, study, baby room.

The rear garden, mainly laid to lawn with patio, offers a private outdoor space with access to a garage—ideal for storage or as a workshop. The front of the property features a brick weave frontage, providing off-street parking and a shared driveway leading to the garage.

Set within walking distance to the picturesque sunset beach, a supermarket, and the bustling high street, 73 Waveney Road offers a lifestyle of convenience and coastal charm. This is a place where everyday life feels like a seaside escape.



SOWERBYS HUNSTANTON OFFICE
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Garage
Approximate Floor Area
119 sq. ft
(18.49 sq. m)



Kitchen
13'10" x 7'7"
(4.22m x 2.31m)

Bedroom 2
12'4" x 10'1"
(3.76m x 3.07m)



Bedroom 1
13'10" x 9'10"
(4.22m x 3.00m)

Bedroom 3
7'6" x 7'0"
(2.29m x 2.13m)

Shower Room

Sitting Room
16'1" x 12'5"
(4.90m x 3.78m)

Ground Floor
Approximate Floor Area
737 sq. ft
(68.49 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



“This is a place where everyday life feels like a seaside escape.”



SERVICES CONNECTED

Mains water, drainage and electricity. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref: 1034-6320-0409-0568-3222

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: [///tools.eclipses.chugging](https://www.what3words.com/#!/en-gb////tools.eclipses.chugging)

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SOWERBYS

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