



THE STORY OF

25 Campbell Close

Hunstanton, Norfolk

SOWERBYS



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25 Campbell Close

Hunstanton, Norfolk
PE36 5PJ

Spacious Detached House

Sitting Room

Dining Room

Study

Kitchen/Breakfast Room

Utility

Four Bedrooms

En-Suite and Family Bathroom

Enclosed Garden

Double Garage

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Welcome to this spacious and versatile four-bedroom family home, perfectly positioned on a sought-after development just a short stroll from the town centre. This property has been thoughtfully designed to cater to modern family living, offering an abundance of space across two floors.

Upon entry you're welcomed by a light and airy hallway leading to the heart of the home. The formal sitting room is a tranquil space ideal for cosy evenings, while the adjacent dining room offers a charming setting for family meals or entertaining guests. A separate study on the ground floor provides a quiet area for work or study - a perfect setup for remote work or homework time. The property also benefits from triple glazing throughout.

The well-appointed kitchen/breakfast room, with ample cabinetry and a practical layout, flows seamlessly into the utility room, offering additional storage and a convenient WC. French doors open into a delightful conservatory that bathes in natural light and overlooks the low-maintenance rear garden—a perfect spot for morning coffee or evening relaxation.

Upstairs, you'll find four generously sized bedrooms, with the principal bedroom boasting an en-suite shower room for added privacy and convenience. The remaining bedrooms are served by a spacious family bathroom, featuring modern fixtures and a soothing atmosphere.

Outside, a generous driveway provides ample parking and leads to a double garage, complete with electric doors and a handy personal door at the rear. The rear garden, designed for easy maintenance with a blend of paving and shingling, offers a lovely outdoor space without the need for constant upkeep—ideal for busy families or those who prefer to spend more time enjoying the space than maintaining it.

Living here offers a blend of convenience and comfort. The short walk to the town centre means you're never far from amenities, shops, and restaurants, while the peaceful residential setting provides a quiet retreat. The variety of living spaces offers each family member their own corner to relax or focus, while still maintaining a warm and connected environment.

Enjoy breakfast in the conservatory as sunlight fills the space, then head out into town for errands or a coffee. Weekends can be spent entertaining friends in the dining room, or perhaps hosting a summer barbecue in the easy-care garden. The double garage provides room for storage or hobbies, and the ample driveway makes guest parking a breeze.

With its spacious layout and convenient location, this home is ideal for a family looking to grow and thrive.

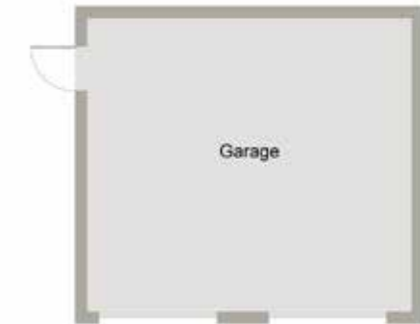




First Floor
Approximate Floor Area
729 sq. ft
(67.76 sq. m)



Ground Floor
Approximate Floor Area
884 sq. ft
(82.11 sq. m)



Garage

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



“With its spacious layout and convenient location, this home is ideal for a family looking to grow and thrive.”



SERVICES CONNECTED

Mains water, electricity and gas.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 2549-3042-0201-5384-2200

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: ///stupidly.bronzes.cracks

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
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 East Anglian
Air Ambulance

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