



THE STORY OF

42 Clarence Road

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 6HQ

Beautifully Renovated Detached Bungalow
High Ceilings and Elegant Design Throughout
Open-Plan Kitchen/Dining/Sitting Space
Separate Utility Room
Two Generous Double Bedrooms
Beautifully Landscaped South-
Facing Rear Garden
Ample Off-Road Parking
Located Close to Well-Known Lighthouse

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Offering a blend of timeless charm and modern luxury, this 1950s detached bungalow has been beautifully updated and extended. The spacious front entrance hallway, with its high ceilings and elegant design, sets the tone for the exceptional living space within.

Two generously sized double bedrooms are situated off the main hall, offering peaceful retreats with an abundance of natural light. The stylish bathroom is a stand-out feature, boasting a free-standing bath and a separate walk-in shower, delivering a spa-like experience at home.

The true heart of the property lies in the stunning extended open-plan kitchen, dining and sitting area. This bright and inviting space is perfect for family gatherings and entertaining, with a chic kitchen island as a central feature, overlooking the beautifully landscaped rear garden. Adjacent to the main living space, a practical utility room provides extra convenience for daily living.

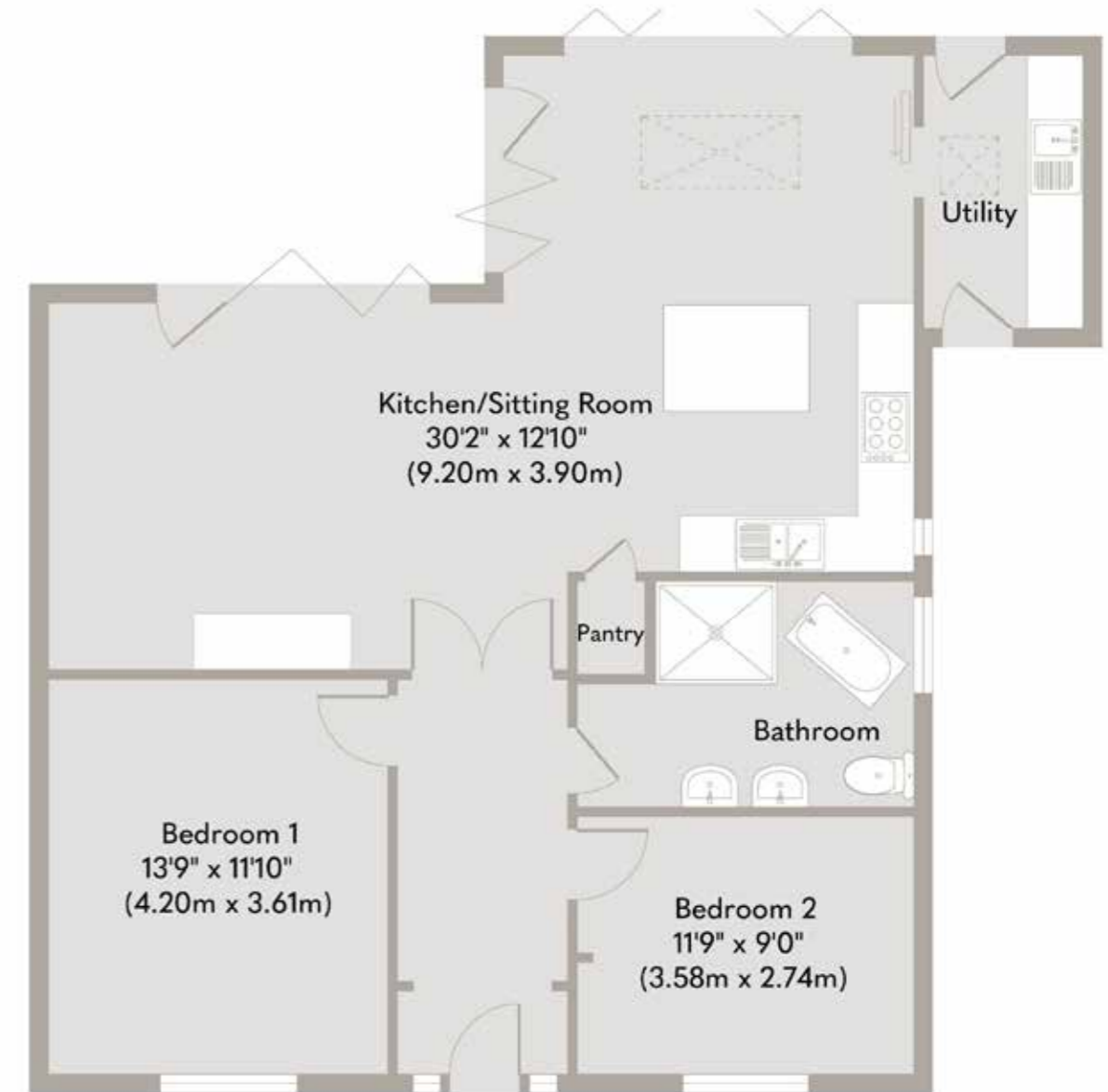
The exterior of the property offers a blend of functionality and outdoor enjoyment. The front is thoughtfully gravelled, providing ample off-street parking, while the south-facing rear garden is an oasis of privacy, featuring a lovely patio for outdoor dining and a low-maintenance garden accented with mature shrubs and small trees.

For those seeking additional space, planning permission has been granted to convert the loft into a third bedroom with an en-suite, offering an exciting opportunity to expand if desired. This meticulously maintained home effortlessly combines character and modern living in a desirable setting.



...A peaceful retreat with an abundance of natural light.





Approximate Floor Area
992 sq. ft
(92.14 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 the Vendor



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 8490-1045-0322-3493-3943

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: ///sunshine.blackbird.gangway

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SOWERBYS

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for the homeless

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