



THE STORY OF

109 Waveney Road

Hunstanton, Norfolk

SOWERBYS



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109 Waveney Road

Hunstanton, Norfolk
PE36 5DQ

Spacious Family Home

Generous Sitting Room

Kitchen/Dining Room

WC

Three Double Bedrooms

Family Bathroom

Garage

Enclosed Garden with Studio

Quiet Location

Sunset Views over the Sea

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Nestled in a prime coastal location, this charming three bedroom semi-detached home offers the perfect blend of comfort, convenience, and seaside living. Just a short stroll from the picturesque seafront, this well-built property boasts sea views and sunsets that will leave you captivated every evening.

The spacious sitting room, with dual-aspect windows to the front and rear, is bathed in natural light and provides an inviting space for relaxation or entertaining. The kitchen/dining room is a versatile hub of the home, ideal for family meals or hosting friends, while the downstairs cloakroom adds a touch of practicality for busy households.

Upstairs, you'll find three generously sized double bedrooms, each offering ample storage potential and versatility to suit your lifestyle, alongside a well-appointed family bathroom.

The property further benefits from a private driveway and a secure garage to the front, ensuring plenty of parking and storage options. The rear garden, enclosed for privacy, is predominantly laid to lawn with ample space for outdoor activities. It also features a powered studio - a perfect retreat for creative pursuits or a home office - and a convenient rear door leading directly into the garage.

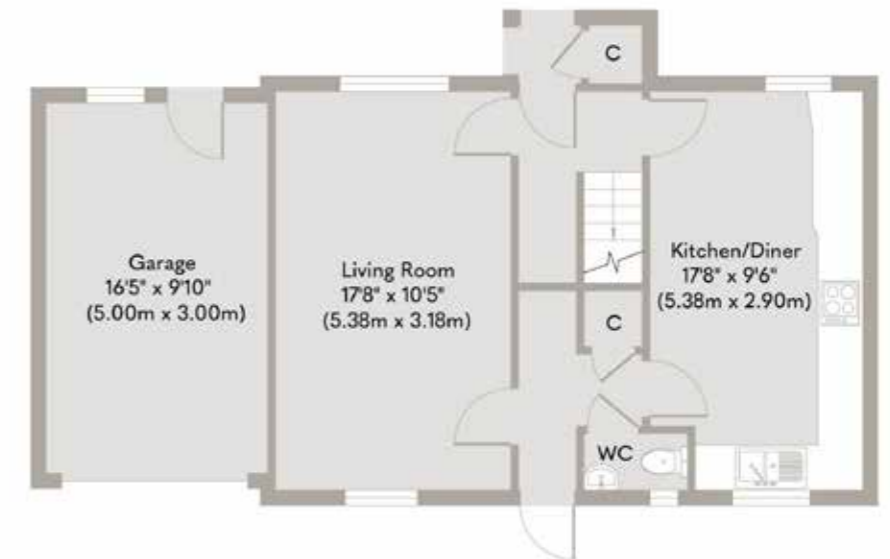
With easy access to local amenities and a tranquil setting, this home is a haven for those seeking the best of coastal living with the convenience of modern comforts. Don't miss your chance to make this seaside gem your own!





Outbuilding
 Approximate Floor Area
 102 sq. ft
 (9.47 sq. m)

First Floor
 Approximate Floor Area
 459 sq. ft
 (42.64 sq. m)



Ground Floor
 Approximate Floor Area
 642 sq. ft
 (59.64 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



Hunstanton Beach

“The sun setting
over the sea
each evening is a
beautiful sight...”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9364-3039-5203-1074-9200

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: ///reference.instant.sulk

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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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