



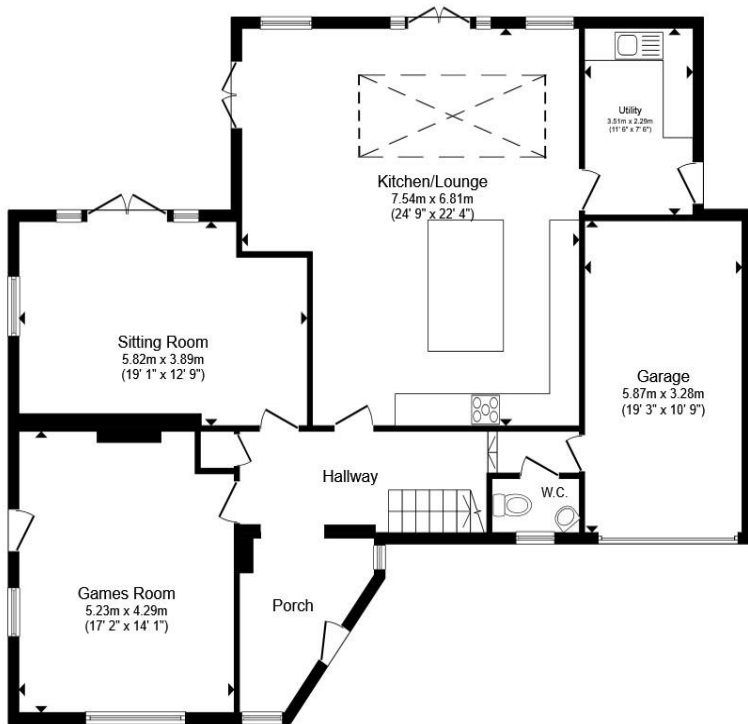
Bernard Crescent, Hunstanton PE36 6ER

Welcome to

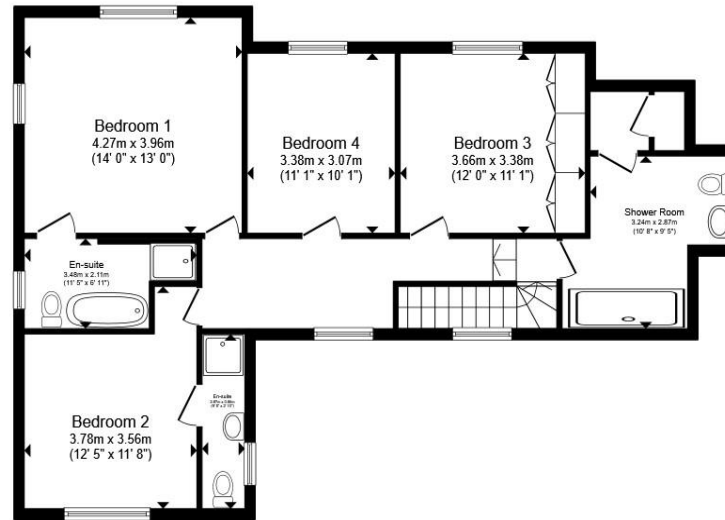
Bernard Crescent, Hunstanton

A beautifully renovated detached house occupying a highly desirable position at the Lighthouse End of Hunstanton, within easy walking distance of the clifftop and Old Hunstanton Beach. Offered with no onward chain, the property provides exceptionally spacious and versatile accommodation, complemented by extensive patio areas and well-stocked gardens. A driveway provides parking for several vehicles and leads to a garage with integral access. The welcoming entrance hall has a downstairs cloakroom, while the impressive 24'9" x 22'4" kitchen/lounge forms the heart of the home, featuring a stylish contemporary kitchen with central island, atrium-style roof over the lounge area and patio doors opening onto the extensive rear patio. There is also a utility room, separate sitting room with double doors to the patio and a versatile games room. The first floor provides four bedrooms, including two with en suite facilities, a further shower room, and bedroom one enjoying views over the rear gardens. Bedroom three benefits from built-in wardrobes. The property has central heating and attractive established gardens. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Further Description:

Porch

Hallway

Sitting Room

Open Plan Kitchen / Lounge

Utility

Games Room

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Garage

Total floor area 226.9 m² (2,443 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Bernard Crescent, Hunstanton

- Beautifully renovated detached house
- Highly sought-after Lighthouse End location
- No onward chain
- Four bedrooms and three bathrooms
- Impressive 24'9" x 22'4" kitchen/lounge
- Stylish kitchen with central island and atrium-style roof
- Ground floor games room and separate sitting room
- Garage, extensive parking and well-stocked gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£1,050,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107277



Property Ref:
HUN107277 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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