



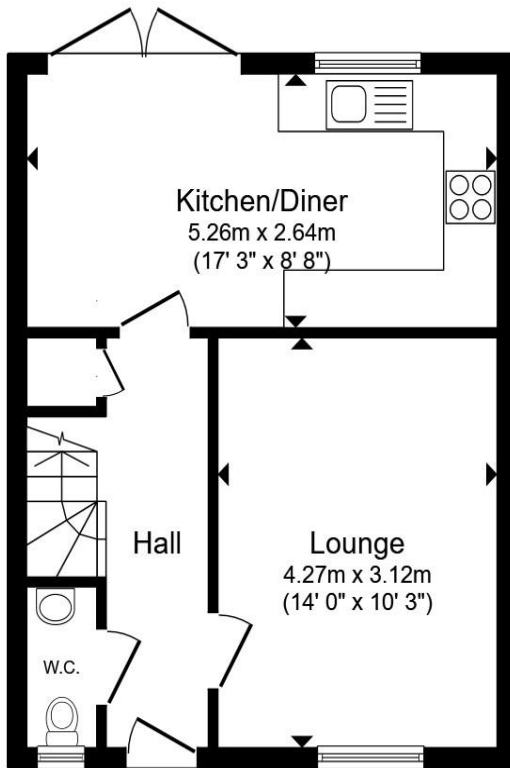
Yarrow Drive, Hunstanton PE36 6FG

Welcome to

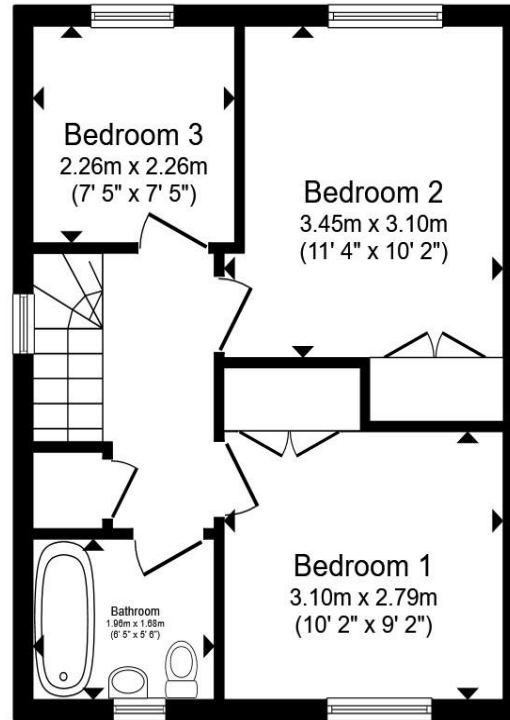
Yarrow Drive, Hunstanton

Situated within walking distance of Old Hunstanton Beach and the stunning Norfolk coastline, this modern detached house, built by the well regarded Bennetts, offers beautifully presented accommodation in a highly sought after coastal location. The accommodation comprises an entrance hall, cloakroom, comfortable lounge and a spacious kitchen/dining room with ample room for everyday living and entertaining. To the first floor are three bedrooms, two of which benefit from built-in wardrobes, together with a family bathroom. Outside, the property enjoys front and rear gardens, whilst a brick weave driveway provides off road parking and leads to the garage. Offered for sale with no onward chain, this attractive home presents an excellent opportunity for those seeking a residence close to the coast. Early viewing is highly recommended to fully appreciate both the location and accommodation on offer. 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.

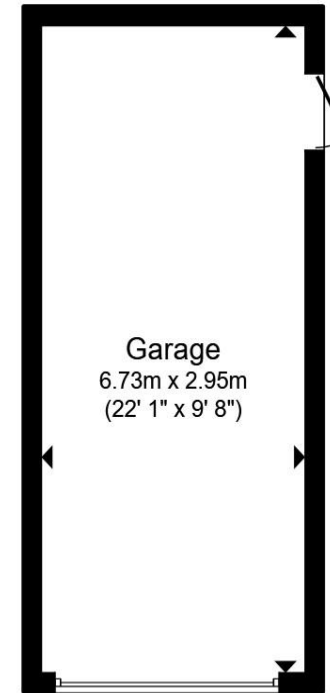




Ground Floor



First Floor



Garage

- Entrance Hall**
- Cloakroom**
- Kitchen-Diner**
- Lounge**
- First Floor**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Garage**

Total floor area 93.5 m² (1,007 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

Yarrow Drive, Hunstanton

- Contemporary detached house built by Bennetts
- Within easy walking distance to Old Hunstanton beach
- Three bedrooms, two with built-in wardrobes
- Spacious kitchen/dining room and lounge
- Ground floor cloakroom
- Brickweave driveway leading to the garage beyond
- No onward chain
- EPC rating B

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£330,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107210



Property Ref:
HUN107210 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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