



Butterfield Rise, Hunstanton PE36 5PU

Welcome to

Butterfield Rise, Hunstanton

Situated in the ever popular seaside town of Hunstanton, this modern semi detached house offers the perfect blend of coastal lifestyle & everyday practicality. Whether you are searching for a permanent home, holiday base or investment opportunity, the location alone is sure to impress. The accommodation is well arranged for modern living. A downstairs cloakroom adds everyday convenience, while the kitchen is thoughtfully designed for practical use. To the rear, the lounge/diner provides a comfortable & sociable living space, ideal for relaxing with family or entertaining friends, with access to the garden beyond. Upstairs, the property offers 3 bedrooms, with built in wardrobes to bedrooms 1 & 2, helping maximise space & storage. A family bathroom completes the first floor layout. Further benefits include gas central heating & double glazing, ensuring comfort throughout the seasons. Outside, there is an enclosed rear garden, providing a private outdoor space for children, pets or summer dining, together with parking for added convenience. Offered for sale with no onward chain, this is a fantastic opportunity to secure a modern home in one of North Norfolk's most loved coastal towns. 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.

Kitchen



Living Room



Living Room



Living Room

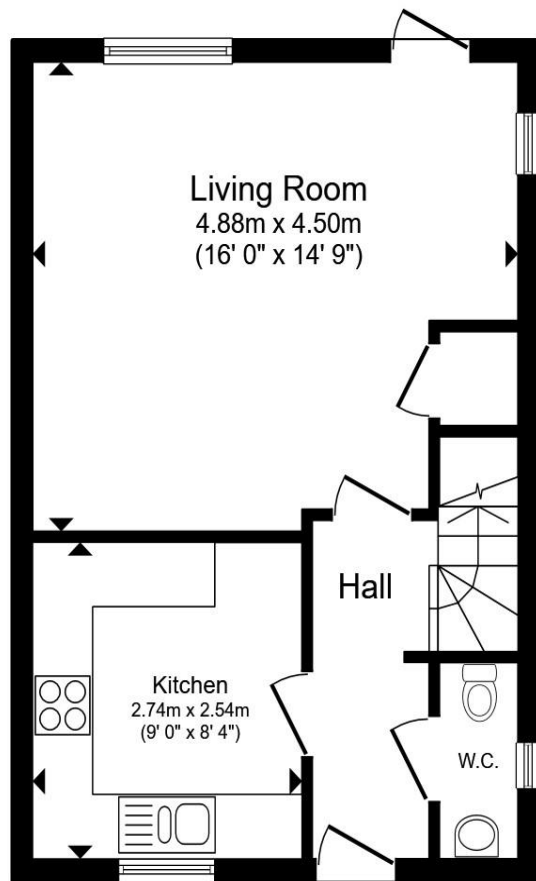


Cloakroom

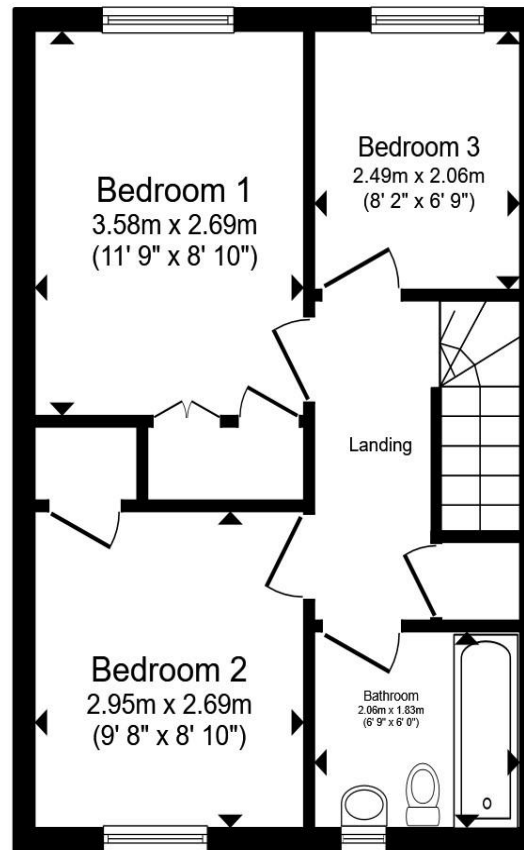


Bedroom 1





Ground Floor



First Floor

Total floor area 71.9 m² (774 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

Entrance Hall

Cloakroom

Kitchen

Living Room

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Welcome to

Butterfield Rise, Hunstanton

- Modern semi detached house
- Popular Hunstanton location
- Three Bedrooms
- Built in wardrobes to Bedrooms 1 and 2
- Lounge/diner, kitchen and cloakroom
- Enclosed rear garden and parking
- No onward chain

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107101



Property Ref:
HUN107101 - 0010

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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