

2 Mariners Court, Old Hunstanton PE36 6JG



Cruso & Wilkin

2 Mariners Court, 'Stone's Throw'

Old Hunstanton, Norfolk PE36 6JG

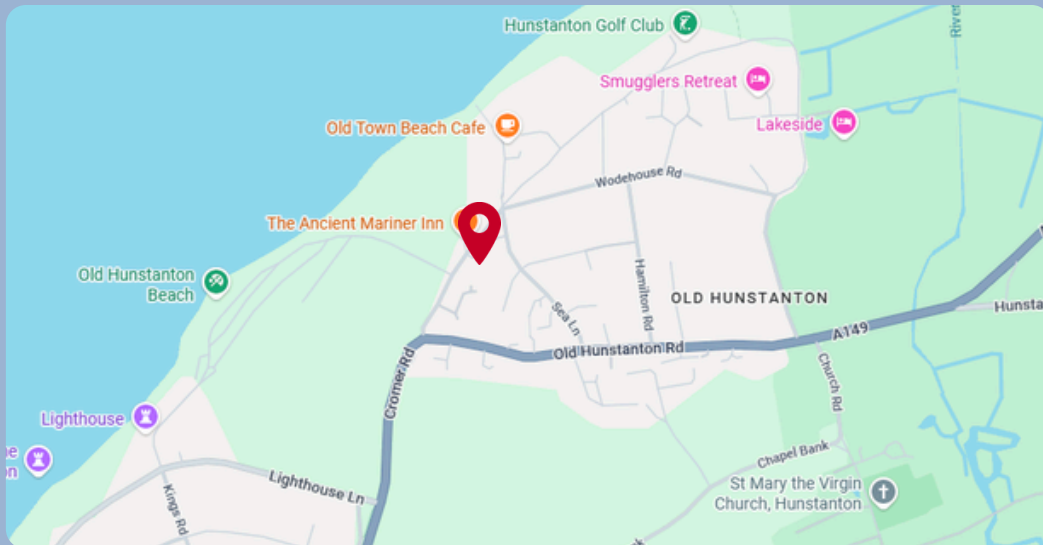
For Sale £475,000
Asking Price



A Three Bedroom Semi-Detached House in Old Hunstanton

Location

The property is located on Mariners Court, a small private cul-de-sac just off Golf Course Road, Old Hunstanton, and within walking distance of Old Hunstanton Beach



2 2 Mariners Court, Old Hunstanton



Old Hunstanton is a delightful coastal village known for its welcoming and relaxed atmosphere. With its colourful beach huts, nestled in the dunes, and the wide expanse of sandy beach, there is plenty of room to enjoy dog walking, watersports and relaxing.

The village benefits from several restaurants, pubs and hotels, to include The Neptune a Michelin starred restaurant with rooms.

The nearby town of Hunstanton has many amenities, including supermarkets, GP surgery, pharmacy, and schools, namely, Glebe House School & Nursery, Hunstanton Primary, and Smithdon High.

Postcode
PE36 6JG



[///overdrive.regime.herring](https://overdrive.regime.herring)

Cruso & Wilkin

Description

This modern semi-detached house benefits from a low maintenance garden and secure garage, making it an ideal “lock up and leave” property

The accommodation at the property briefly comprises of the following. Entrance vestibule, cloakroom, entrance hall with stairs to first floor. Dining room, kitchen and living room. Three bedrooms and family bathroom.

The majority of the property benefits from uPVC double glazing throughout; and gas central heating. There is scope to extend, subject to obtaining the relevant planning permission.

The property is offered with no onward chain.



Accommodation Details

Ground Floor

Entrance Vestibule

To the front of the property, with uPVC double glazed windows and doors, and glazed roof. There is a window into the adjoining living room, and obscured glazed window into the cloakroom. Tiled floor. Wooden stable door with double glazed panel into entrance hall.

Entrance Hall

Wood effect vinyl flooring, radiator, door to cloakroom, stairs to first floor, understairs storage cupboard. Carbon monoxide detector and heating control.

Cloakroom

Obscured uPVC double glazed window into the entrance vestibule. Tile effect vinyl flooring, radiator, W.C., and wash-hand basin set in small vanity unit with tiled splashback.

Dining Room (5.48m x 3.50m 18' x 11'6" max.)

L-Shaped dining room with wood effect vinyl flooring. Built-in dresser matching kitchen units. Two radiators, window to the rear and patio doors.

Kitchen (3.26m x 2.30m 10'9" x 7'7")

Wood effect vinyl flooring, window to the rear. Opening into dining room. Range of matching wall and base units with wood effect worktop and tiled splashback. Inset ceramic sink and drainer unit with hot and cold mixer tap over. Integrated dishwasher, integrated double electric oven, four ring electric hob and extractor fan.

Living Room (6.29m x 3.26m max 20'8" x 10'9" max)

Wood effect vinyl flooring. Coal effect gas fire. Two radiators, window to the side and front, and also into the entrance vestibule.

First Floor

Landing

Radiator, access to loft, smoke alarm. Doors to;

Bedroom One (5.26m x 2.66m 17'3" x 8'9")

Velux window with integrated blind, cupboard containing hot water tank, shelving and heating controls. Radiator.

Bedroom Two (3.31m x 2.30m 10'10" x 7'7")

Velux window with integrated blind. Radiator.

Bedroom Three (3.29m x 2.05m 10'10" x 6'9" max. measurements)

Window to the side aspect. Radiator.

Bathroom (2.30m x 1.87m 7'7" x 6'2")

Velux window with integrated blind. Four piece white bathroom suite comprising, W.C., pedestal wash-hand basin, bath with shower attachment. Corner shower unit with electric shower, fully tiled, glass doors.

Outside

Front

Shared brickweave driveway and communal parking area. Low level brick wall. Garage. Wooden fencing and pedestrian gate leading into rear garden.

Garage (5.19m x 3.23m 17' x 10'7")

Up and over garage door to front. Wooden door to rear with single glazed unit, and wooden framed single glazed window.

Outside Rear

Patio area directly behind garage, with extendable canopy. The remainder of the garden is a gravel terrace with brick steps. The garden is private bounded with brick and carrstone walls, and timber fencing.



Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendor's Agent whose decision acting as Experts shall be final.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Services

The property benefits from mains electricity, gas, water and drainage.

Tenure

The property will be freehold sold with vacant possession being provided upon completion.

Measurements

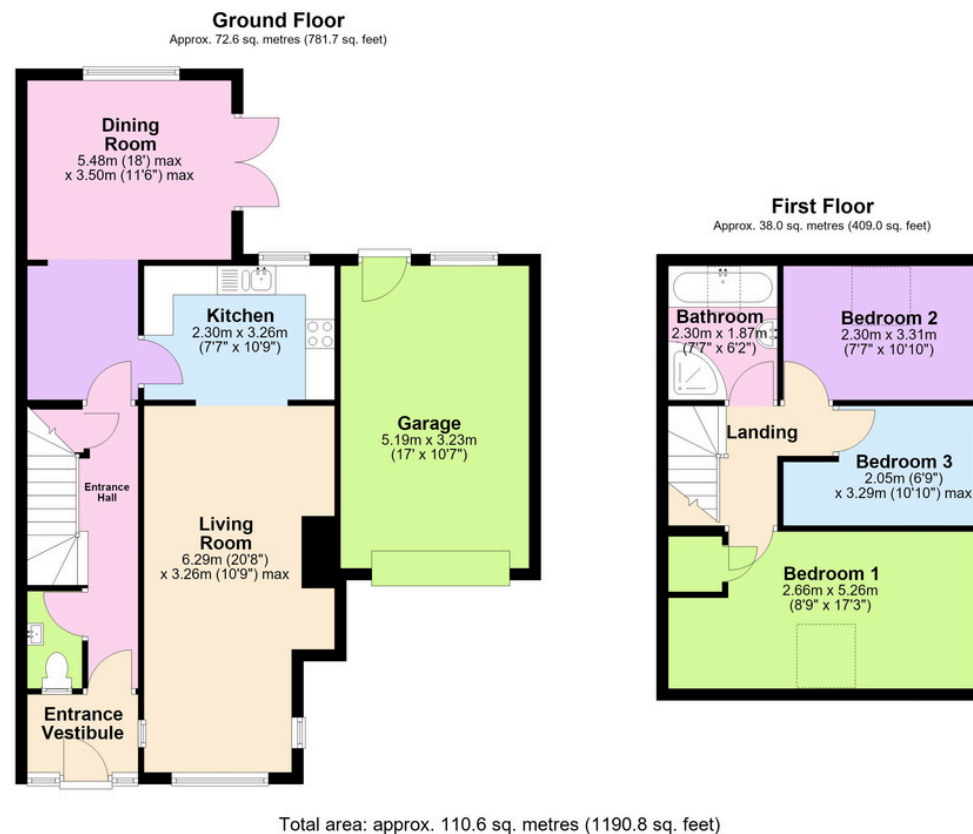
All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Communal Area

The communal area is owned by Mariners Court Management Association Ltd in which the Vendor owns a share which will be passed to the Purchaser at completion. Currently there is an annual fee of approximately £100 to cover maintenance and insurance.

Floor Plans

For reference only not to scale.



Local authority

Borough Council of King's Lynn & West Norfolk
King's Court
Chapel Street
King's Lynn
PE30 1EX

Telephone: 01553 616200

Council Tax

The Council Tax Band for this property is C with the Council Tax payable for 2026 to 2027 being £2118.62

Energy Performance Certificate

2 Mariners Court, Old Hunstanton Pending renewal old rating below

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Money Laundering Regulations

Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), we are required to obtain (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or bank statement), together with proof of funds

Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.





Nicola Lee

Property Consultant

01485 535600

nl@crusowilkin.co.uk



Sole Agents:

Cruso & Wilkin, The Estate Office, 2 Northgate, Hunstanton, Norfolk, PE36 6BA

Tel: 01485 535600

Cruso & Wilkin