


## 3 bed semi-detached house to buy in PE36

Willow Road, Hunstanton, Norfolk, PE36 5DE

# £160,000 Starting Bid

x 3 x 1 x 1

Tenure

**Freehold**

Off Street parking

## Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- THREE-BEDROOM SEMI-DETACHED HOME
- OFF-ROAD PARKING AVAILABLE
- KITCHEN WITH SCOPE FOR RECONFIGURATION OR EXTENSION (STPP)
- EPC Rating D

## Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good


### Arrange a viewing

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Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Auction are pleased to offer this spacious property on Willow Road, representing an excellent opportunity for buyers seeking a project or those looking to create a home tailored to their own tastes. Although the property requires modernisation throughout, including attention to the central heating and hot water systems, it provides generous accommodation, good room proportions and a desirable plot size. An open fire in the lounge currently provides the main source of heating.

ACCOMODATION

The ground floor comprises an entrance hall leading to the principal living spaces. The 22ft lounge/diner spans the full depth of the property and features an open fireplace, bay window to the front and double doors opening to rear porch area. The kitchen sits to the rear and offers access to the garden, with scope for reconfiguration or extension (subject to planning). A trio of useful storage rooms completes the ground floor layout.

Upstairs, the property offers three bedrooms. The largest bedroom overlooks the garden, while Bedroom 2 provides another comfortable double. Bedroom 3 is well-suited as a single room or study. The family bathroom is located on the first floor and would benefit from updating.

OUTSIDE

One of the standout features of the home is the expansive corner plot, providing a sizeable wrap-around garden with excellent potential for landscaping or future development (subject to the necessary consents). There is also off-road parking, a valuable addition in this coastal location.

LOCATION

Hunstanton is a popular seaside town overlooking The Wash and is known for its long sandy beaches and dramatic sunsets, as well as offering a range of shops, restaurants and water sports. Nearby attractions include the Royal Sandringham Estate and the renowned North Norfolk coastline.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

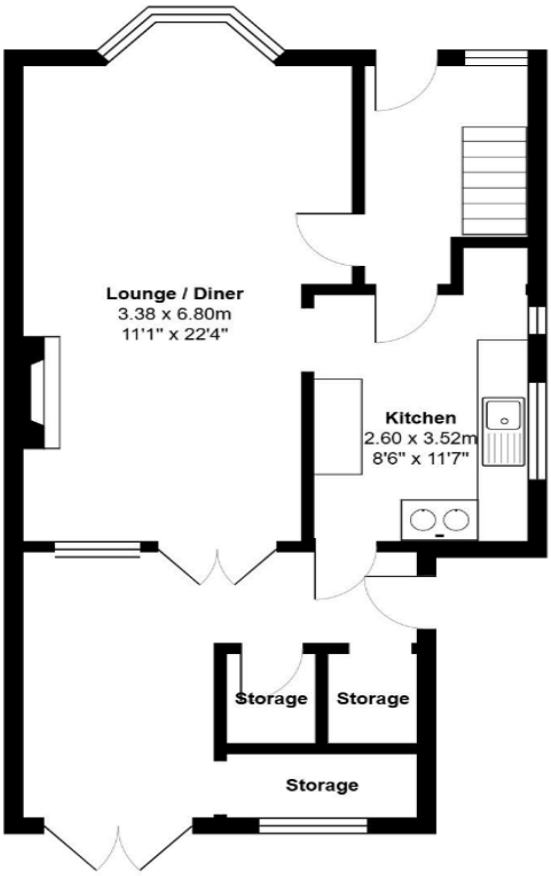
Water meter: No

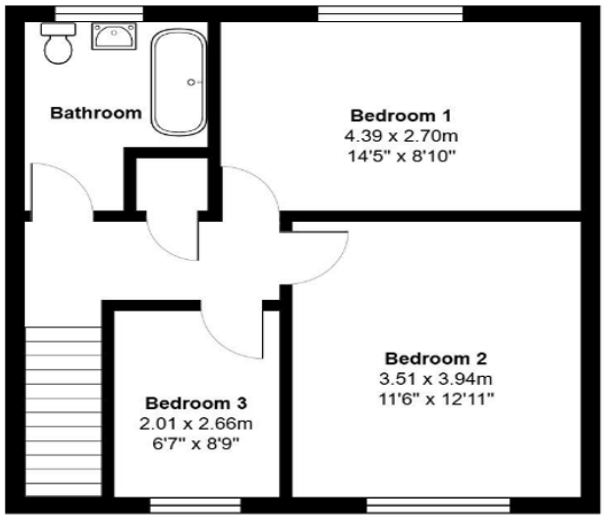
Sewerage: Standard UK domestic

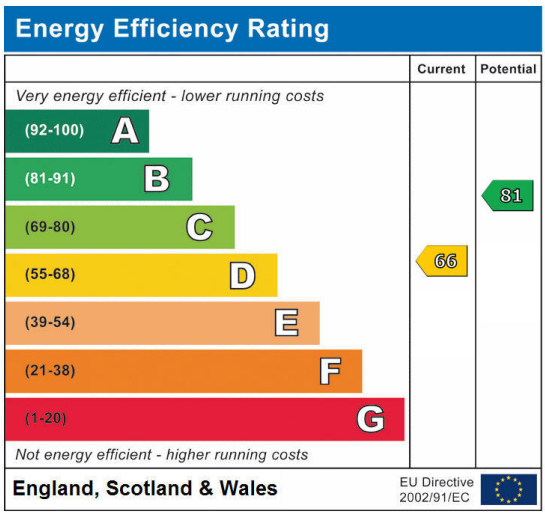
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good




Willow Road, Hunstanton, Norfolk, PE36 5DE

Contact your local branch today for more information on this property:

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