



**A NEWLY CONSTRUCTED HIGH QUALITY DETACHED FIVE BEDROOM PROPERTY WITH GUEST SUITE ABOVE THE DOUBLE GARAGE**

**Plot 24 The Haughey, St Edmunds Park, Snowdrop Way, Hunstanton, Norfolk PE36 6FB**

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ESTABLISHED 1966



**Plot 24**  
**The Haughey**  
**Snowdrop Way**  
**Cromer Road**  
**Hunstanton**  
**Norfolk PE36 6FB**

*A NEWLY CONSTRUCTED SUBSTANTIAL DETACHED HOUSE SITUATED A SHORT WALK  
FROM OLD HUNSTANTON BEACH AND THE TOWN CENTRE*

**Guide Price: £795,000** (05.03.25)  
Freehold BUR250034

- High specification energy efficient home.
- Accommodation of over 1800 sq.ft. set out as follows;  
Entrance Hall, Cloakroom, Sitting room, Kitchen/Dining  
Room, Study, Bedroom with En-suite Bedroom above double  
garage, Landing, two Bedrooms with En-suite facilities, two  
further Bedrooms and a Family Bathroom.
- Double Garage and additional parking on driveway.
- Enclosed rear garden.
- NHBC 10 Year Buildmark Warranty.
- Short walk from Old Hunstanton Beach.
- Easy access to Hunstanton and Old Hunstanton, with King's  
Lynn just a 30 minute drive away.
- No Onward Chain.
- Help with stamp duty.







This site plan is indicative only and subject to change.  
Boundary, landscaping and plot footpath details will vary.



ST EDMUND'S PARK  
HUNSTANTON NORFOLK



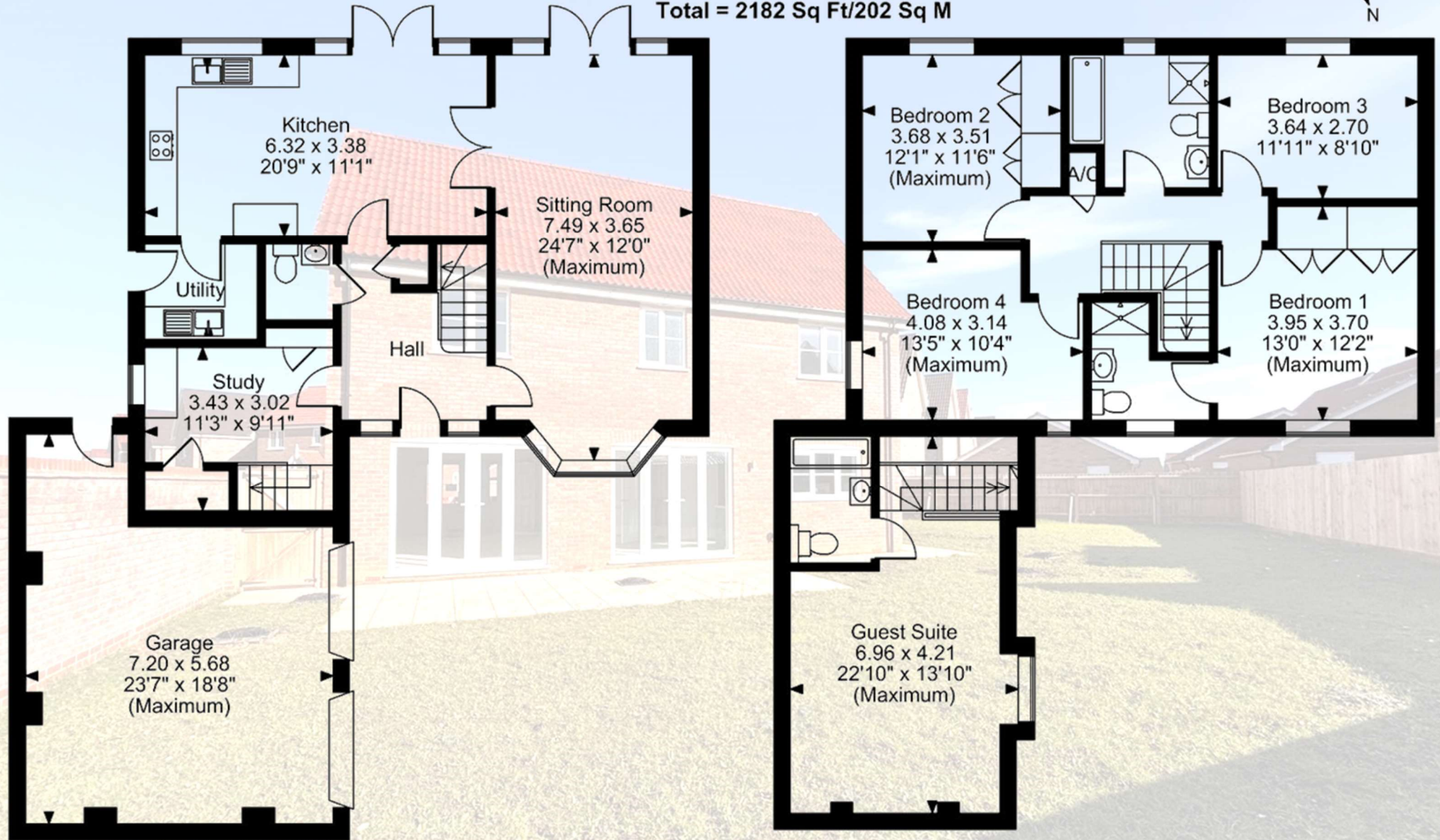
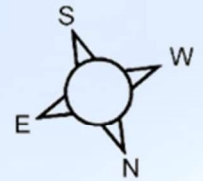
**St Edmunds Park, Yarrow Drive, Hunstanton, Norfolk**

**Approximate Gross Internal Area**

**Main House = 1812 Sq Ft/168 Sq M**

**Garage = 370 Sq Ft/34 Sq M**

**Total = 2182 Sq Ft/202 Sq M**



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**ENERGY PERFORMANCE CERTIFICATE (EPC):**

A full copy of the EPC is available upon request

PENDING

HUNSTANTON is a Victorian holiday town on Norfolk's Wash Coast. It was built as a sea-bathing resort during the second half of the nineteenth century atop distinctive, striped cliffs of white chalk and brown carrstone, of which the majority of buildings in the town were constructed. The town looks west to sea and is the only point on the east coast where one can watch the setting sun over the sea. The town has an extensive range of shopping and recreational facilities including supermarkets and a theatre, as well as extensive sandy beaches which continue around to the North Norfolk Coast, an Area of Outstanding Natural Beauty. There are links golf courses at Old Hunstanton and Brancaster, sailing from the town's sailing club or other natural harbours along the coast and R.S.P.B. reserves at Snettisham and Titchwell. The Hanseatic port and medieval market town of King's Lynn is 16 miles to the south with a mainline rail connection to London Kings Cross (97 mins.)

**HEATING:** Gas fired central heating.

**COUNCIL TAX:** Band TBC

**SERVICES:** Mains water, electricity and drainage.

**BROADBAND:** Vodafone report that Ultrafast broadband is available to the property.

**MOBILE COVERAGE:** Ofcom report the following indoor reception; EE is likely to have voice and data, O2 has voice but limited data, Vodafone and Three have limited voice and data. Ofcom report the following outdoor reception; EE, Three, O2 and Vodafone are likely to have voice and data.

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

**VIEWING:** Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at [www.bedfords.co.uk](http://www.bedfords.co.uk)







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