

'Hawks Wind' Holme-next-the-sea

CANOPY PORCH • ENTRANCE HALL • CLOAKROOM •
SITTING ROOM with inglenook fireplace & woodburning stove • DINING ROOM •
BREAKFAST KITCHEN • UTILITY • GARDEN ROOM • STORE ROOM •

FIRST FLOOR

GALLERIED LANDING • MAIN DOUBLE BEDROOM with large ENSUITE SHOWER ROOM
• TWO FURTHER BEDROOMS • BATHROOM •
DRESSING ROOM/STUDY/BEDROOM 4 & ENSUITE SHOWER ROOM & WC •



OUTSIDE

Generous brick-weave forecourt with ample space for 3 or 4 cars. Side gates to enclosed, sheltered & very well stocked gardens with attractive shrubberies & beds, lawns & brick-weave terrace & pergola.

Services: Mains water, electric & drainage. Oil-fired Central Heating.
Council Tax Band: 'F' £2091.84 (2011/12)



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'HAWKS WIND'
1 KIRKGATE
HOLME-NEXT-THE-SEA
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A very well-presented modern detached cottage-style house with a wealth of exposed beams and character features in sheltered, attractively stocked gardens in this small coastal village only three miles from Hunstanton.

Guide Price: £410,000 FREEHOLD

vacant possession upon completion

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TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

'Hawks Wind' is situated in mature and attractive corner gardens in the heart of the village at the junction of Kirkgate and Eastgate with views from first floor windows towards Holme and Titchwell Nature Reserves.

Holme is a small coastal village with a local pub, stables and extensive sandy beaches, just three miles from Hunstanton with its selection of shops, schools and amenities.

The house itself is built in the cottage-style with a wealth of exposed beams and pine woodwork and character features, all presented in good order throughout with the benefit of oil-fired central heating.

GROUND FLOOR

Canopy Porch:

Entrance Hall: 15'x6'10" (4.57x2.08) pine balustrade staircase leading up to the first floor, radiator.

understairs Cloakroom: hand basin and low level wc, radiator.

Sitting Room: 20'x13' (6.10x3.96) triple aspect windows and glazed double doors leading out to the rear patio. Impressive inglenook fireplace incorporating a cast-iron woodburning stove, set on a raised hearth with exposed oak bressumer beam, exposed ceiling beams, two double radiators, tv and telephone points..

Dining Room: 12'7" x 12'2" (3.83x3.70) exposed ceiling beams, dado rail, double radiator, double built-in pine cupboard with double cocktail cabinet over.

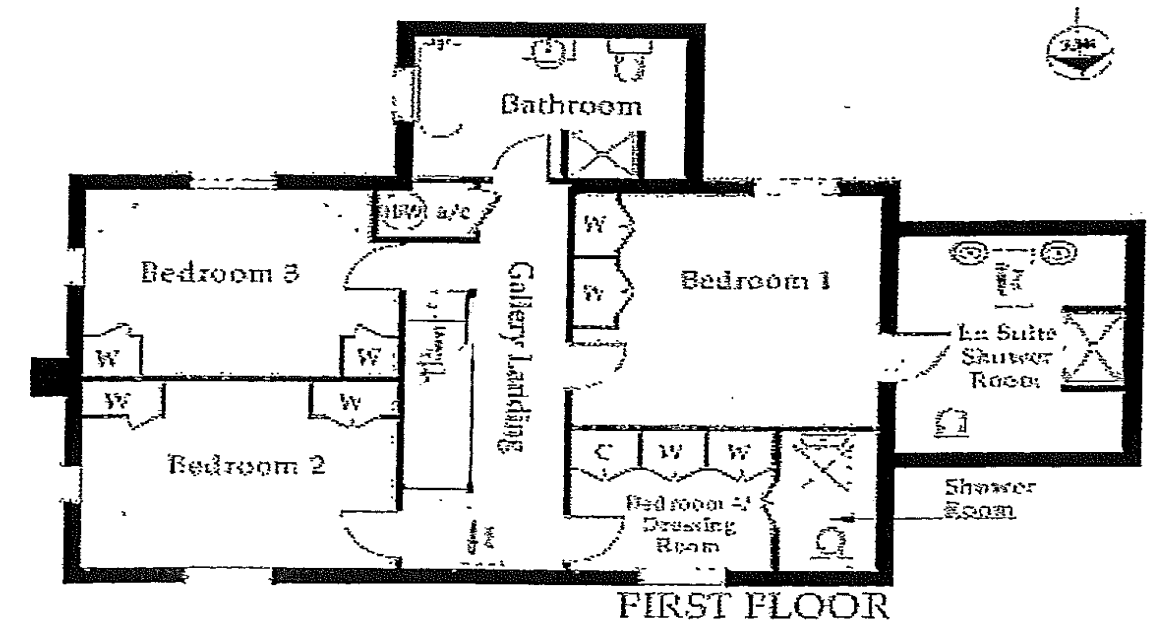
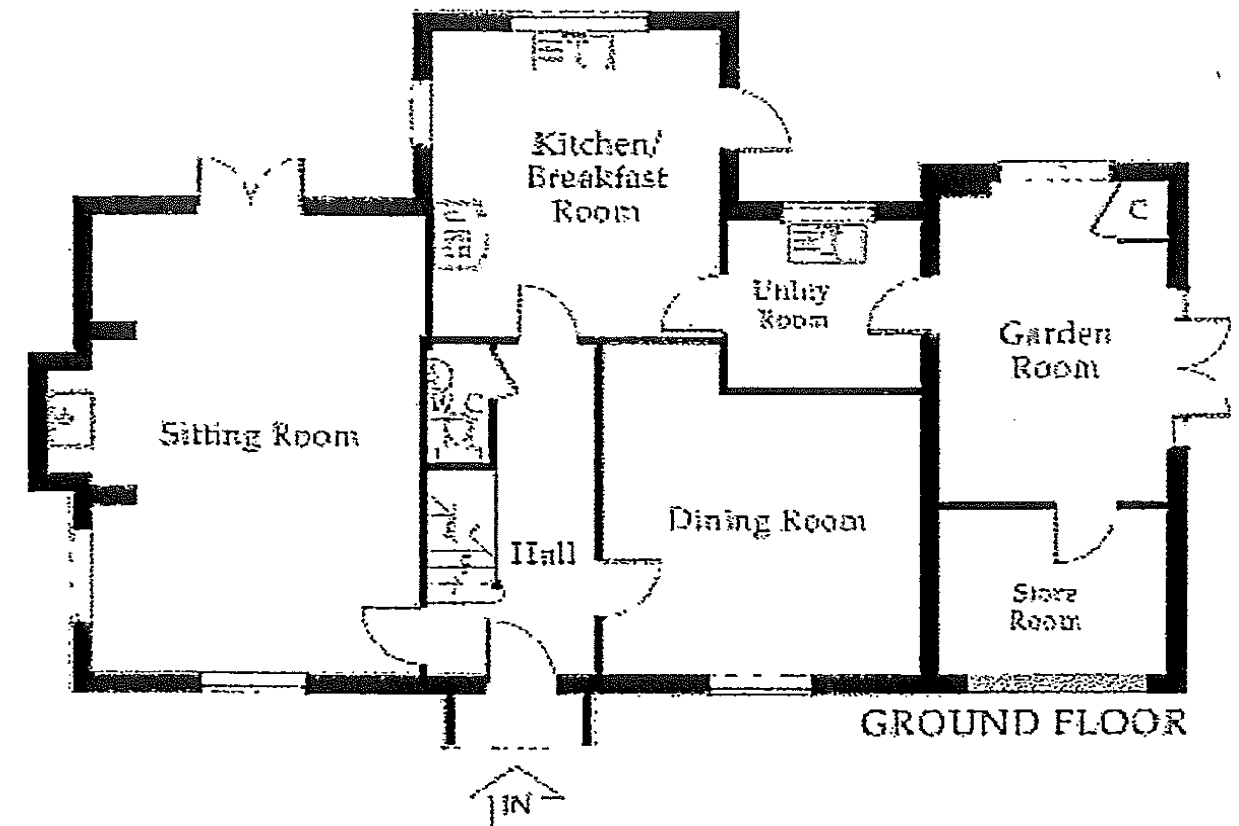
Breakfast Kitchen: 13'3"x10'10" (4.04x3.30) stable door leading out to the rear garden, hand built pine units comprising matching base and wall units tiled worktop and splashbacks incorporating a 1½ bowl sink and separate filtered drinking water, water softener and disposal unit, bottle green 'Stoves' range cooker incorporating a double oven, grill, gas hob (Calor) and cast-iron hotplate, extractor hood over, integrated dishwasher and refrigerator, ceiling beams and low voltage spotlighting, double radiator, ceramic tiled floor.

Utility Room: 8'x7'3 (2.44x2.21) range of base and wall units with worktop surfaces, incorporating a 1½ bowl sink, plumbing for a washing machine, splashback tiling and floor, telephone point..

Garden Room: 13'9"x9'2"(4.19x2.79) double glazed french doors to the rear garden, pine built-in cupboard with recessed shelf, built-in cupboard housing the 'Wallstar' oil-fired boiler, double radiator, laminated wood floor, bookshelves with cupboard under, separate fitted cupboard.

Store Room: 9'5"x7' (2.87x2.13) double doors to the front, fitted shelving, power, light, laminated wood flooring. This room and the garden room were previously a single garage which has been converted.

Floor Plan
for Identification Purposes Only
Not to Scale





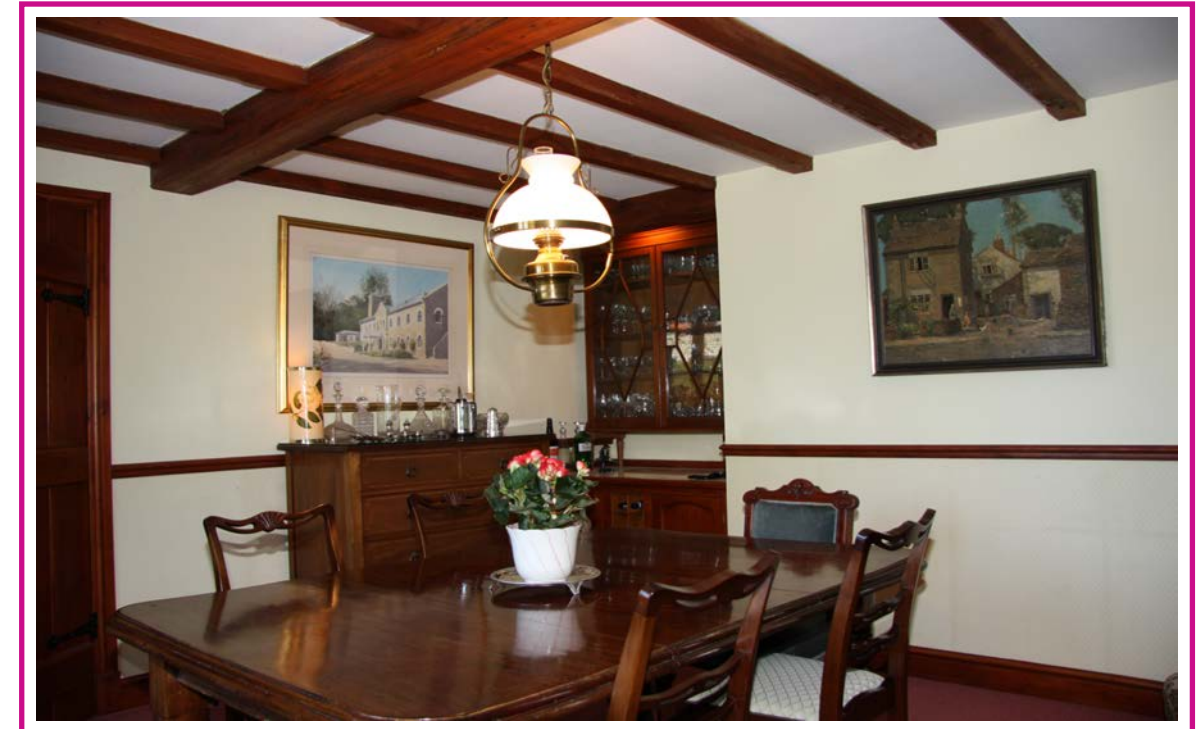
KITCHEN

GARDEN ROOM



SITTING ROOM

DINING ROOM

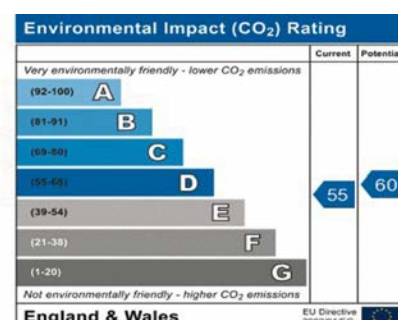
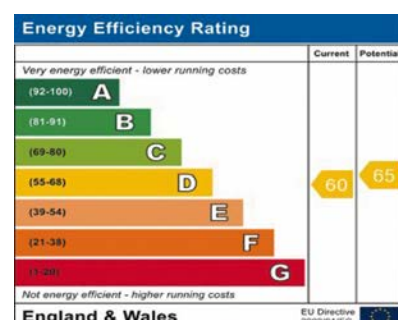




BEDROOM 2



BEDROOM 1



FIRST FLOOR

Galleried Landing: radiator, hatch to loft space with foldaway loft ladder, built-in airing cupboard, immersion heater and pine slatted shelving.

Bedroom 1: 12'10"x12' (3.91x3.66) two built-in pine panelled double wardrobes, radiator, TV and telephone points.

Ensuite Shower Room: 11'3"x9'4" (3.43x2.84) comprising large walk-in shower cubicle, his 'n' hers vanity hand basins with four large built-in cupboards under, tiled worktop surfaces and splashback tiling, low level wc, fitted spotlighting, extractor fan, shaver light point, double radiator, exposed floorboards.

Bedroom 2: 13'x9'8" (3.96x2.95) dual aspect windows with excellent north facing views across to Holme and Titchwell nature reserves, quality fitted oak bedroom suite comprising two double wardrobes with matching dressing table and chest of drawers, bedside cabinets with matching headboard and curtain mantel pelmet and separate chest of drawers with fitted mirror, ceiling beams, radiator, tv and telephone point.

Bedroom 3: 13'x9'8" (3.96x2.95) dual aspect windows, pine fitted bedroom suite comprising two fitted single wardrobes, overhead cupboards with pine mantel shelving and low voltage lighting, fitted pine sideboard and two built-in corner units, radiator, tv point.

Dressing Room/Study/Bedroom 4: 8'9"x5'4" min (2.67x1.63) window with distant north facing views across to Holme and Titchwell nature reserves, radiator, tv point, spotlighting. The room is presently used as a computer room for which cupboards and cabinets have been built-in.

Walk Through Wardrobe - Concealed Ensuite Shower Room: 7'x3'9" (2.13x1.14) comprising 'Dolphin' drop-down shower, hand basin and wc.

Bathroom: 11'x 7'4": (3.35x2.24) heritage white suite comprising a pine panelled bath, walk-in shower cubicle with 'Triton T100E' electric shower system, pedestal hand basin and wc, pine built-in cupboards, shaver light point, fitted mirror, spotlighting, extractor fan and exposed pine floorboards.

OUTSIDE

To the front of the property is generous brickweave parking and turning area for three or four cars, the remainder of the front garden is laid to lawn with shrub beds and trees, established beech hedge screening Kirkgate and Eastgate and brick wall with timber gate giving access to the rear. The rear garden is split into two sections, a corner lawned area and established shrub borders, outside lighting and concealed oil tank and a wide brickweave sun terrace to the rear of the house leading to the timber pergola.

Outside tap, one which supplies water by buried pipes to each of the flower beds on the west side of the property. The garden on the west side is stocked full of a colourful variety of shrubs and plants and shaped lawns, partly divided by a high brick wall. Outside lighting.

NB: There is a covenant on the property which does not allow use for business purposes without the permission of the neighbour behind.