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# BIRDS

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## ESTATE AGENTS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL



### SEAGRASS GOLF COURSE ROAD OLD HUNSTANTON

**A very spacious detached executive house  
a few hundred yards from Hunstanton Golf Club,  
sandy beaches and the sea.  
BEACH HUT 148 OLD HUNSTANTON BEACH  
TO BE INCLUDED IN SALE**



**GUIDE PRICE: £650,000 FREEHOLD  
VACANT POSSESSION UPON COMPLETION**

Measurements taken in imperial to the nearest three inches. Metric conversion approximate.  
**SERVICES:** It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.  
**THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.**

**Seagrass** was built about 5 years ago to a high specification with the benefit of a 10 year NHBC guarantee of cavity brick walls beneath a tiled roof, one of only two similar houses on large plots in this excellent location.

It is situated along the unadopted road between the le Strange Arms Hotel and Hunstanton Golf Club, the Club House itself, extensive sandy beaches and the sea being just a few hundred yards walk away. Features include hand made bespoke kitchen and utility room with granite work surfaces, travertine marble tiled floors to several ground floor rooms and high quality sanitary ware, lockable sash-style upvc double glazed windows and patio doors, feature Adam-style fireplace in the sitting room and plain ceilings with coving and several with recessed halogen spot lighting. There is also a burglar alarm and cctv system and the accommodation has the benefit of gas central heating with radiators throughout.

### GROUND FLOOR

**Entrance Porch:** outside lights and tiled floor.

**Dining & Reception Hall:** 25'2" max x 13' min av. (7.67x3.96) travertine marble floor, hardwood staircase to the first floor and **Galleried Landing**, 4 radiators, 5 uplighters.

**Cloakroom:** 8'4"x3'9" (2.54x1.14) travertine marble floor and half-tiled walls, pedestal hand basin and w.c, 3 recessed lights, fan, radiator.

**Sitting Room:** 22'x16'4" (6.70x4.98) feature white Adam-style fireplace with black marble hearth and fire basket incorporating a gas fire, 3 radiators, TV & telephone points, 4 uplighters, twin patio doors to outside.

**Kitchen/Living/Breakfast Room:** 23'8"x15' (7.21x4.57) superb bespoke hand-built range of base and wall units incorporating cupboards and drawers, black granite work surfaces, Franke white ceramic 1½ bowl stainless steel sink, large island unit incorporating a circular stainless steel sink and granite work top, built-in Bosch Quantum Speed integrated stainless microwave oven and matching standard oven below, integrated dishwasher and refrigerator, stainless built-in 5 burner gas hob with stainless extractor hood over, retractable tall unit, wine rack, plate rack, glass-front wall cupboard, 3 radiators, TV & telephone points, travertine marble floor, numerous recessed ceiling lights.

#### Walk-in Larder Cupboard.

**Utility Room:** 15'x11'4" max (4.57x3.45) similar range of hand made units again incorporating base and wall cupboards, black granite work surfaces and 1½ bowl stainless steel sink, plumbed-in washing machine and tumble dryer, radiator, recessed ceiling lights, digital heating/hot water programmer, wall cupboard containing the Glow-worm wall-mounted gas boiler, 2-tier tall cupboard, travertine marble floor, side entrance door.

**Cloakroom 2:** 5'10"x3'9" (1.77x1.14) travertine marble floor and half-tiled walls, pedestal hand basin and w.c., radiator, recessed ceiling lights, fan.

**Study/Bedroom 5:** 10'5"x9' (3.17x2.74) radiator.

## SEAGRASS GOLF COURSE ROAD OLD HUNSTANTON PE36 6JH



### GROUND FLOOR

PORCH • CLOAKROOM • OPEN-PLAN DINING HALL & GALLERIED LANDING • SITTING ROOM WITH FIREPLACE & GAS FIRE • SUPERBLY FITTED & EQUIPPED BESPOKE HAND-BUILT KITCHEN/LIVING/BREAKFAST ROOM & WALK-IN LARDER CUPBOARD • FITTED UTILITY ROOM • STUDY/BEDROOM 5 • CLOAKROOM 2 •

### FIRST FLOOR

LANDING • MAIN DOUBLE BEDROOM WITH ENSUITE LUXURY BATHROOM & SHOWER • THREE FURTHER LARGE DOUBLE BEDROOMS • LUXURY FAMILY BATHROOM & SHOWER • USEFUL BOXROOM •

### OUTSIDE

Detached DOUBLE GARAGE with twin automatic doors. Ample parking and turning space plus hardstanding. Attractive shrubs and beds to the front. Large, fully 6ft fenced enclosed & mainly lawned south-facing rear gardens, easily suitable for a tennis lawn if desired. Extensive Indian sandstone patio area running behind the house and to the side.

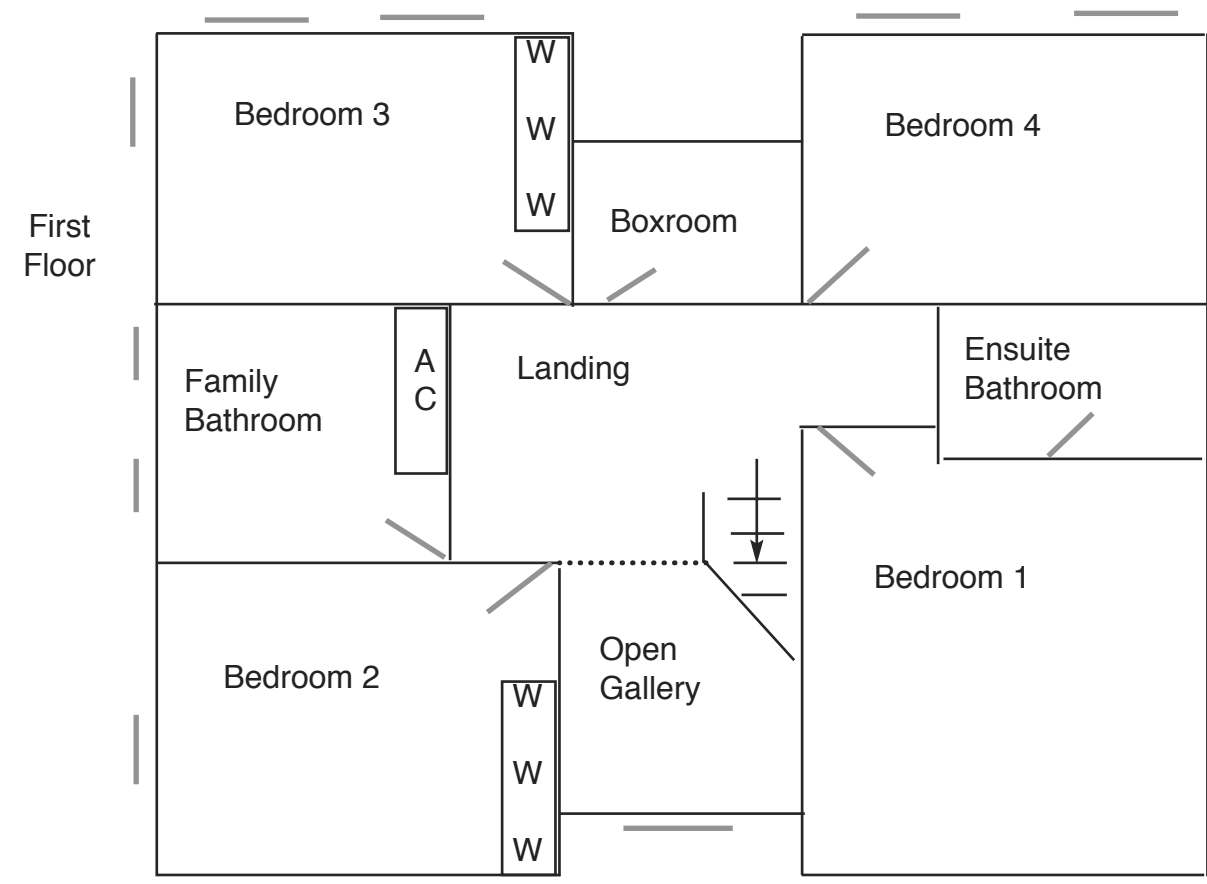
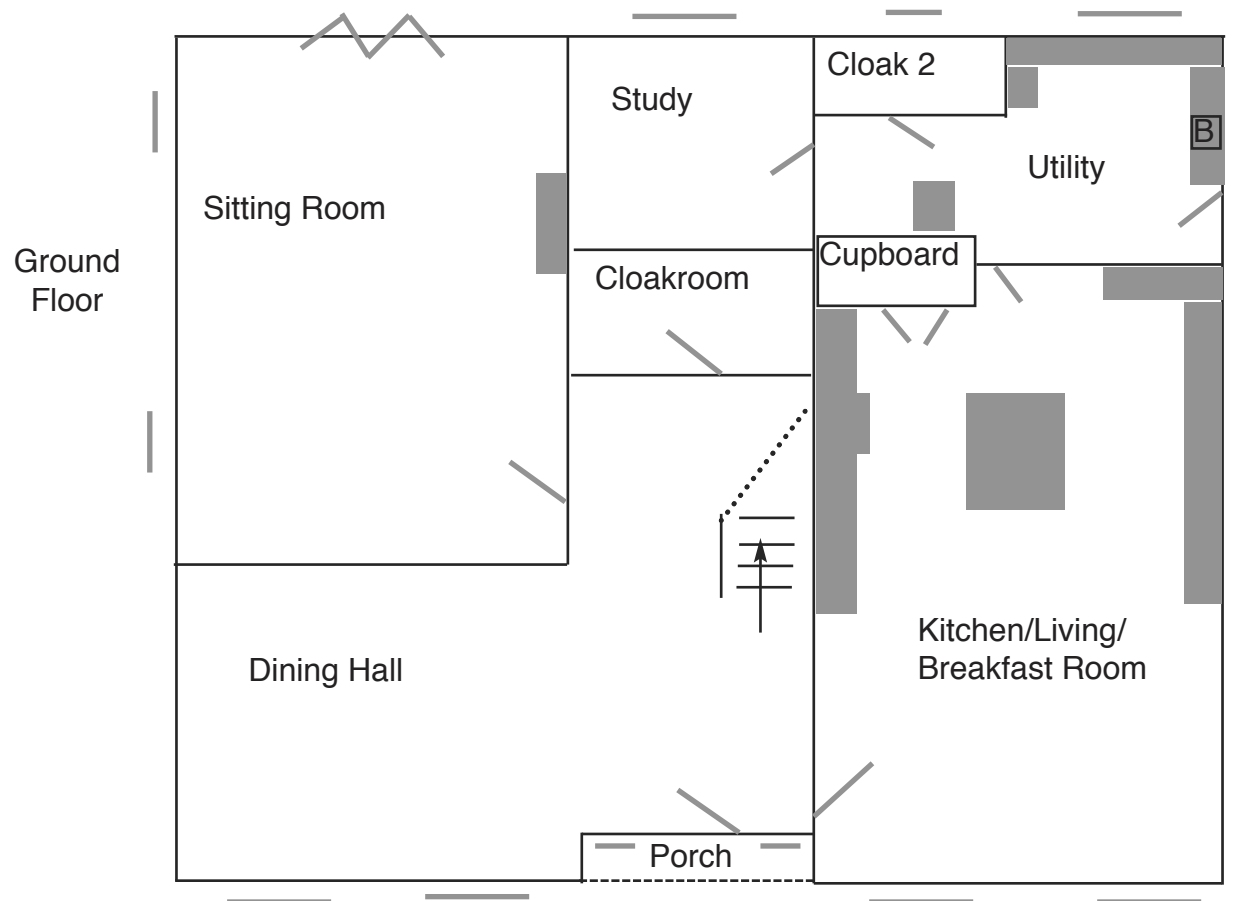
Outside tap & lights. Side gate.

SERVICES: All mains connected.  
COUNCIL TAX BAND: 'G' (£2463.27 2011/2012)

\* GAS CENTRAL HEATING \*  
\* SASH-STYLE LOCKABLE UPVC DOUBLE GLAZED WINDOWS \*  
\* BURGLAR ALARM \* CCTV SYSTEM \*

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

**Floor Plan for Identification Purposes Only  
Not to Scale**



**FIRST FLOOR**

**Large Galleried Landing:** 3 uplighters, radiator, airing cupboard with radiator and slatted shelves, access to insulated loft space with foldaway ladder and light.

**Master Bedroom Suite: 18'x15' (5.48x4.57)** dual aspect, 2 radiators & thermostat, TV and telephone points.

**Luxury Ensuite Bathroom: 11'x6'5" (3.35x1.96)** travertine marble floor and half-tiled walls, comprising a corner bath, shower cubicle, pedestal hand basin and w.c., shaver socket, fan, chrome towel radiator, recessed ceiling lights.

**Bedroom 2: 15'x13' (4.57x3.96)** dual aspect, 2 radiators, TV point, triple built-in wardrobes.

**Bedroom 3: 15'x11'4" (4.57x3.45)** dual aspect, 2 radiators, TV point and similar range of triple built-in wardrobes.

**Bedroom 4: 15'x11'5" (4.57x3.47)** dual aspect, 2 radiators, TV point.

**Luxury Family Bathroom: 10'3"x8'8" (3.12x2.64)** travertine marble floor and half-tiled walls, large corner bath, large walk-in shower cubicle, pedestal hand basin & w.c., chrome towel radiator, shaver socket, fan, recessed ceiling lights.

**Box Room: 8'8"x8' min av. (2.64x2.43)** restrictive sloping ceiling, twin hot water cylinders and hydraflow balanced water system, storage space.

**OUTSIDE**

The house stands in gardens which extend to over 1/3 of an acre (sts), enclosed mainly by 6ft timber fencing.

A shingled driveway gives access to the front garden and there is ample turning/parking space and a hardstanding.

**Detached Double Garage 22'3"x18'7" (6.78x5.66)** with twin electronic doors and a side door, power and fluorescent lighting.

Shrubbery and flower beds. Side gate.

Large fully fenced, south facing rear gardens, about 130' long (39.62), big enough for a tennis court. Indian sandstone paved patio area immediately behind the house and along the west side.

Outside tap and lights.

