

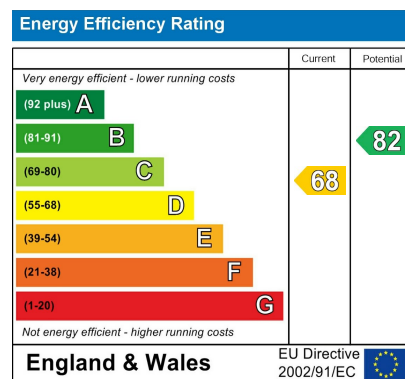


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 1st exit, A149 towards Hunstanton, next roundabout take the 1st exit A149, at the next set of traffic lights turn left onto Lynn Road, continue onto Station Road, then take the first right onto Neville Road where the property can be found on the left hand side easily identified by our For Sale Board.



### NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



26 Neville Road Heacham King's Lynn Norfolk PE31 7HB

**BEAUTIFULLY PRESENTED, BRICK & CARRSTONE THREE BEDROOM, THREE STOREY SEMI DETACHED PERIOD HOUSE WITH GARAGE AND DRIVEWAY**

**Heacham**

**OIEO £400,000 Freehold**

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sales@britttons.net







**ENTRANCE HALL**

Tiled floor. Understairs cupboard.

**SHOWER ROOM**

Walk-in shower cubicle with thermostatic shower, wash hand basin and w.c. Tiled floor. Heated towel rail. Extractor fan. Window to side aspect.

**SITTING ROOM**

Fitted carpet. Double radiator. Feature fireplace. Bay window to front aspect.

13'11 into bay x 11'6 max (4.24m into bay x 3.51m max)

**FAMILY ROOM**

Tiled floor. Double radiator. Feature fireplace. Opening to:

15'0 x 10'11 (4.57m x 3.33m)

**KITCHEN/DINER**

Range of Oak wall, base and drawer units with granite worktops over. Belfast sink. Range cooker with extractor over. Space for dishwasher. Space for fridge. Recessed halogen lights. Tiled floor with underfloor heating. Window to rear aspect. Double doors to rear garden. Stable door to utility room

18'6 x 15'0 (5.64m x 4.57m)

**UTILITY**

Tiled floor. Extractor fan. Space for washing machine and tumble dryer. Door to garage. Door to rear garden.

8'4 x 4'11 (2.54m x 1.50m)

**LANDING**

Fitted carpet. Double radiator. Airing cupboard housing gas boiler. Window to side aspect.

**BEDROOM 1**

Fitted carpet. Double radiator. Ornamental fireplace. Two windows to front aspect.

14'3 max x 10'11 (4.34m max x 3.33m)

**BEDROOM 2**

Fitted carpet. Double radiator. Ornamental fireplace. Window to rear aspect.

11'11 x 11'0 (3.63m x 3.35m)

**BATHROOM**

Three piece suite comprising roll top claw and ball foot freestanding bath with shower attachment, wash hand basin and w.c. Heated towel rail. Vinyl flooring. Window to rear aspect.

8'11 x 8'0 (2.72m x 2.44m)

**BEDROOM 3 - 2ND FLOOR**

Fitted carpet. Double radiator. Access to loft. Two eaves storage cupboards. Window to front with distant sea views.

17'7 x 15'1 (5.36m x 4.60m)

**INTEGRAL SINGLE GARAGE**

Power and light.

17'1 x 8'8 (5.21m x 2.64m)

**FRONT GARDEN**

Brick wall with pathway leading to the front door. Brickweave driveway with parking for multiple vehicles.

**REAR GARDEN**

Enclosed, mainly laid to lawn with mature shrubs and plants, patio area and summerhouse.

We are delighted to offer this beautifully presented brick and carrstone three bedroom, three storey semi detached period house with garage and driveway in the delightful village of Heacham. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over three floors comprising entrance hall, shower room, sitting room, family room, kitchen/diner and utility on the ground floor with two bedrooms and bathroom on the first floor and bedroom three on the second floor. The front garden has a dwarf brick wall with pathway leading to the front door. Brickweave driveway with parking for multiple vehicles. The rear garden is enclosed, mainly laid to lawn with mature shrubs and plants, patio area and summerhouse with light and power.









