



**britttons**  
estate agents

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### DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the exit signposted Hunstanton on the A149. Continue along this road and at the roundabout take the 1st exit onto the A149 signposted Hunstanton, at next roundabout take first exit A149, on entering Heacham take the second left onto Broadway, second right onto Nourse Drive then left onto Lavender Close where the property can be found in front of you, easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### NOTES FOR PURCHASERS:

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

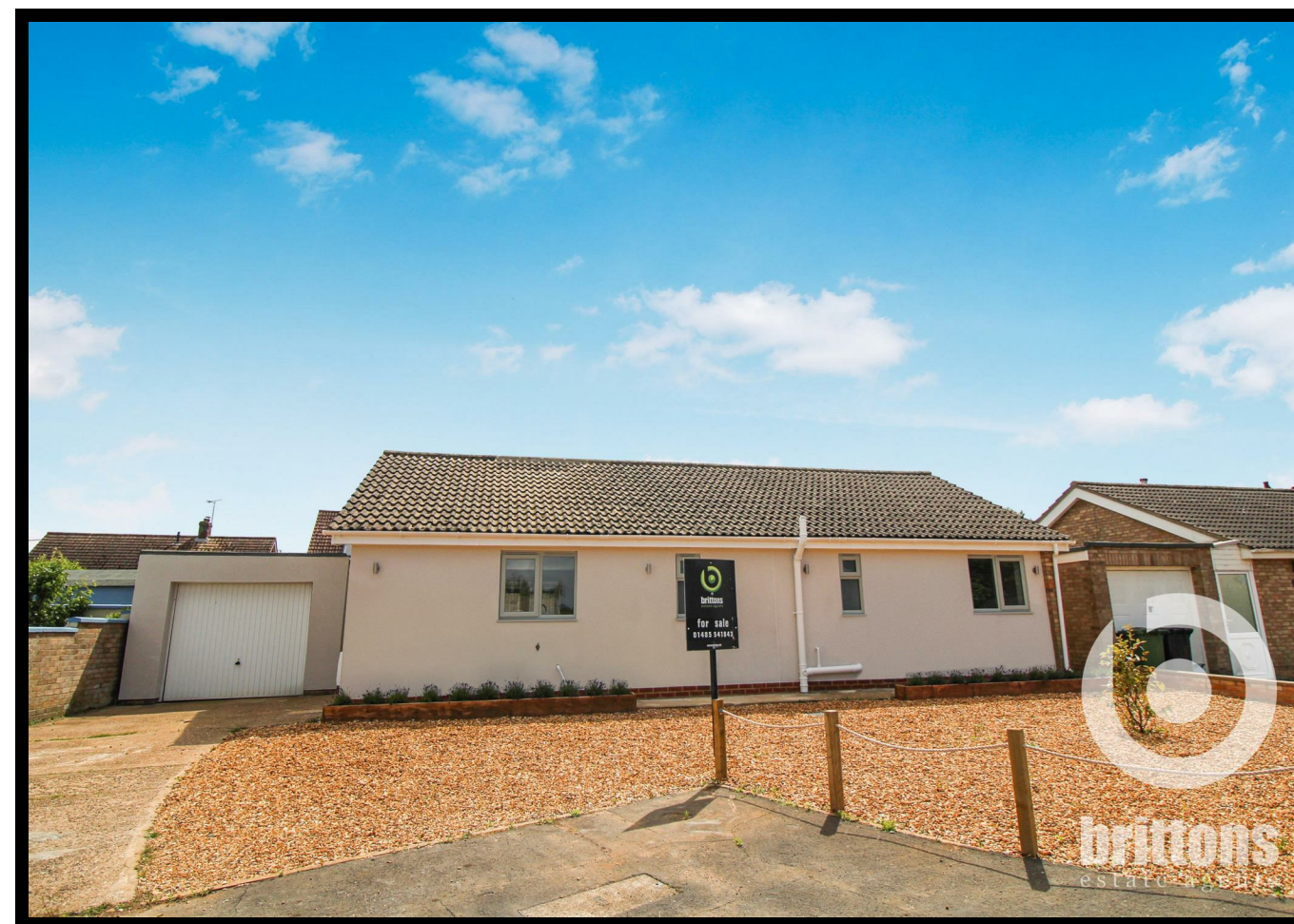
**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**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.



3 Lavender Close Heacham King's Lynn Norfolk PE31 7SN

**THREE BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY  
- NO UPWARD CHAIN**

**Heacham**

**£385,000 Freehold**

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sales@britttons.net





**ENTRANCE PORCH**

LVT flooring. Storage cupboard. Double radiator

**CLOAKROOM**

Tiled. Double radiator. Wc. Basin with Vanity unit. Window to front aspect

6'1 x 4'3 (1.85m x 1.30m)

**OPEN PLAN KITCHEN LIVING DINING**

Range of wall, base and draw units with worktops over. Built in dishwasher , Electric Hob and Oven. LVT Floor. Two Radiators. Window to the front aspect. French door to rear.

23'8 x 16'3 (7.21m x 4.95m )

**SHOWER ROOM**

Double walk in shower with thermostatic mixer bar. Wc with Vanity unit with basin. Tiled. Heated towel rail. Window to front aspect.

7'10 x 6'10 (2.39m x 2.08m)

**BEDROOM 1**

Fitted carpet. Double radiator. Window to rear aspect

13'8 x 10'9 (4.17m x 3.28m)

**BEDROOM 2**

Fitted Carpet . Double radiator. Window to front aspect

10'8 x 9'5 (3.25m x 2.87m)

**BEDROOM 3**

Fitted carpet . Double radiator . Window to rear aspect

13'4 into alcove x 9'6 (4.06m into alcove x 2.90m)

**FRONT GARDEN**

Decorative Gravel. Raised flower beds. Driveway

**BACK GARDEN**

Lawn. Patio. Raised flower beds . Decorative gravel.

**GARAGE**

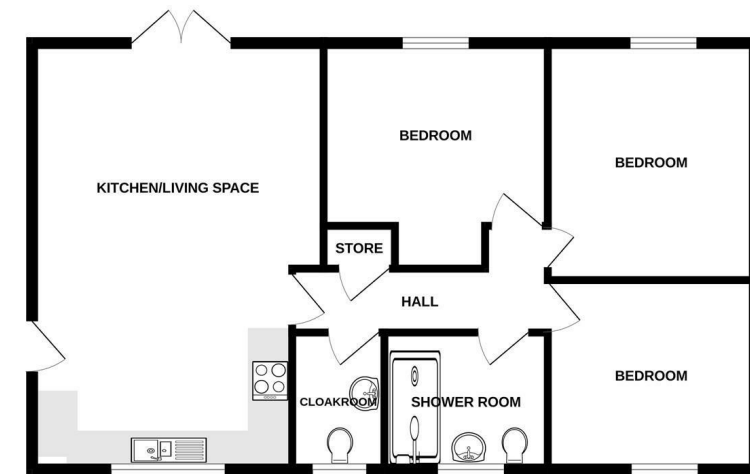
Up and Over door . Power and Light.

20.9 x 10.1 (6.10m.2.74m x 3.05m.0.30m)



Welcome to Lavender Close, Heacham, King's Lynn - a charming coastal village location where this stunning three-bedroom detached bungalow is waiting for you to call it home. This property has been lovingly renovated and refurbished to offer you a modern and comfortable living space. As you step inside, you'll be greeted by an open plan kitchen and living area, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for your family or guests to stay over. The detached nature of this bungalow ensures you have the privacy and peace you deserve. Located in Heacham, a picturesque coastal village, you'll have the opportunity to enjoy the serene surroundings and the beauty of the coast right at your doorstep. Parking is made easy with driveway and garage, making your daily commute or weekend getaways hassle-free. Don't miss out on the chance to own this delightful property in such a desirable location. Book a viewing today and envision the life you could lead in this wonderful bungalow by the sea.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metropix ©2024



