

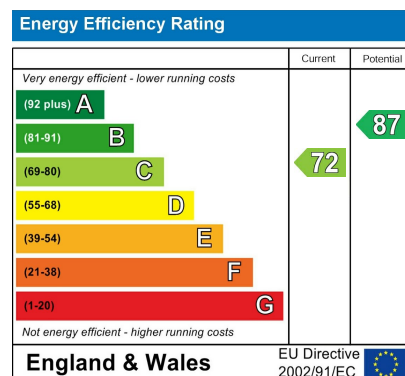


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estate agents

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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 where the property can be found on the left hand side.



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.



29 Broadway Heacham King's Lynn Norfolk PE31 7JJ

TWO BEDROOM SEMI DETACHED BUNGALOW WITH PARKING - NO UPWARD CHAIN

Heacham

£250,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE PORCH 8'3 x 5'4 (2.51m x 1.63m)

Vinyl flooring. Door to kitchen. Window to front aspect.

HALLWAY 3'4 x 2'9 (10.57m x 0.84m)

Wood effect flooring leading to all rooms. Downlighters. Storage cupboard which is housing boiler. Radiator.

SITTING ROOM 11'8 x 9'1 (3.56m x 2.77m)

Wood effect flooring. Window to side and French doors to rear aspect.

KITCHEN 12'7 x 9'1 (3.84m x 2.77m)

Range of wall, base and drawer units with worktops over. Integrated gas hob with electric oven/extractor hood. Space for washing machine/ fridge. Double stainless steel sink sunken wash basins. Fitted vinyl flooring. Column radiator. Space for breakfast table. Doors to entrance porch and hallway.

SUN ROOM 9'9 x 9'7 (2.97m x 2.92m)

Wood effect flooring. French doors to rear aspect.

BATHROOM 8'2 x 6'11 (2.49m x 2.11m)

Three piece suite comprising of bath with mixer tap shower over. Pedestal hand wash basin. Tiled floor and walls. Window to side aspect.

BEDROOM 1 12'1 x 6'6 (3.68m x 1.98m)

Wood effect flooring. Radiator. Window to side aspect.

BEDROOM 2 10'9 x 6'8 (3.28m x 2.03m)

Fitted carpet. Radiator. Window to side aspect.

FRONT GARDEN

Mainly laid to shingle with paving.

REAR GARDEN

Well established variety of plants shrubs and trees with steps down to a sunken patio area. Summer house. Plus further storage building.

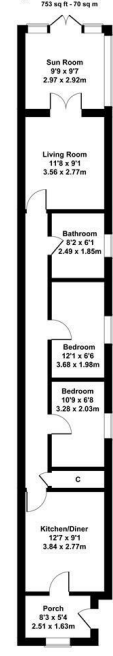
Welcome to this charming two bedroom semi-detached bungalow located in the picturesque coastal village of Heacham. This lovely property boasts 2 reception rooms, providing ample space for relaxation and entertainment. With 2 cosy bedrooms, you'll find comfort and tranquillity in this delightful bungalow. The property also features a well-appointed bathroom, perfect for your daily routines.

Situated in the heart of Heacham, you'll enjoy the convenience of being close to amenities, ensuring that everything you need is within easy reach. Additionally, with bus links nearby, exploring the surrounding areas or commuting to work will be a breeze.

Don't miss out on the opportunity to make this charming bungalow your new home. Embrace the coastal lifestyle and the warmth of village living in this wonderful property. Contact us today to arrange a viewing and start envisioning your life in this idyllic setting.

Please Note: Currently being run as a successful AirB&B

29 Broadway
Approximate Gross Internal Area
753 sq. ft. - 70 sq. m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



