

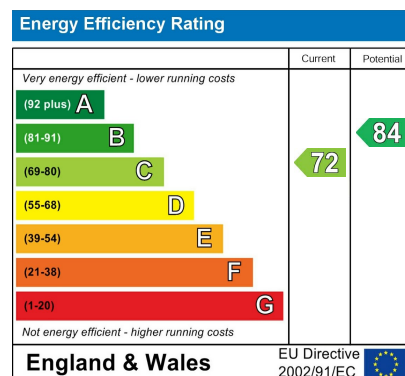


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estate agents

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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 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 right 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.



65 Neville Road Heacham King's Lynn Norfolk PE31 7HD

**THREE BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE AND DRIVEWAY
NO UPWARD CHAIN**

Heacham

£425,000 Freehold

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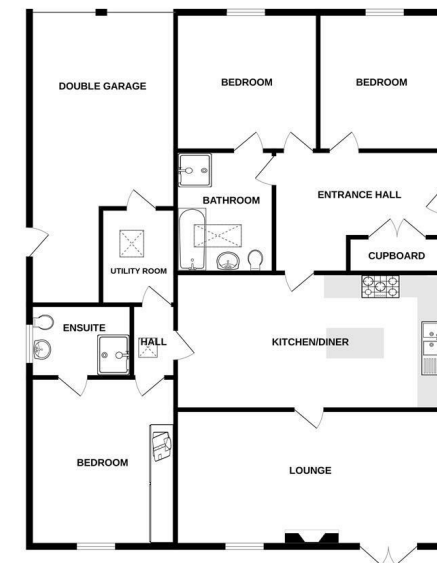




- ENTRANCE HALL** 14'9 x 10'6 (4.50m x 3.20m)
Tiled floor. Double radiator. Storage cupboard. Loft access.
- LOUNGE** 23'3 x 11'9 (7.09m x 3.58m)
Wood flooring. Feature fireplace with wood burner. Two double radiators. Two windows to rear and side aspects. French door to rear garden.
- KITCHEN/DINER** 23'3 x 11'9 (7.09m x 3.58m)
Range of wall, base and drawer units with worktops over. Centre island. Range cooker. Space for fridge/freezer. Tiled floor. Double radiator. Window to side aspect.
- UTILITY** 8'4 x 6'5 (2.54m x 1.96m)
Tiled floor. Space for washing machine and tumble dryer. Velux window.
- INNER HALLWAY** 6'3 x 3'9 (1.91m x 1.14m)
Tiled floor. Velux window.
- BEDROOM 1** 14'4 x 13'1 (4.37m x 3.99m)
Fitted carpet. Double radiator. Built-in wardrobe. Window to rear aspect.
- EN-SUITE SHOWER ROOM** 8'10 x 6'5 (2.69m x 1.96m)
Walk-in shower with Thermostatic shower, wash hand basin and w.c. Tiled floor. Heated towel rail. Window to side aspect.
- BEDROOM 2** 12'3 x 11'11 (3.73m x 3.63m)
Fitted carpet. Double radiator. Window to front aspect. door to Jack n Jill bathroom.
- BEDROOM 3/OFFICE** 11'11 x 10'6 (3.63m x 3.20m)
Vinyl flooring. Double radiator. Window to front aspect.
- BATHROOM** 10'5 x 8'6 (3.18m x 2.59m)
Four piece suite comprising shower enclosure with Thermostatic mixer, bath, wash hand basin and w.c. Tiled floor. Heated towel rail. Velux window.
- DOUBLE GARAGE**
Electric doors. Light and power.
- FRONT GARDEN**
Laid to decorative gravel with driveway.
- REAR GARDEN**
Enclosed, mainly laid to lawn with patio, summerhouse and timber shed.

Welcome to this charming detached bungalow located in the picturesque village of Heacham. This property boasts a spacious layout with 1 reception room, 3 bedrooms, and 2 bathrooms, providing ample space for comfortable living. As you step inside, you are greeted by a large entrance hall which leads onto a generous kitchen/diner, perfect for hosting family meals or entertaining guests. The property features a four-piece bathroom suite, ideal for unwinding after a long day. One of the standout features of this bungalow is the convenience it offers with parking space for up to 4 vehicles, ensuring you never have to worry about parking again. With gas central heating, UPVC double glazing and a log burner, you can stay warm and cosy during the colder months while enjoying plenty of natural light throughout the year. Step outside to discover a fully enclosed rear garden complete with a summerhouse and timber shed, providing the perfect setting for outdoor relaxation or gardening enthusiasts. The property also comes with the added benefit of no upward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to make this delightful bungalow your new home. Contact us today to arrange a viewing and experience the charm of Neville Road for yourself.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of actual dimensions should not be relied upon as a substitute for a professional survey. The plan is for illustrative purposes only and should not be used as such for any other purpose. The floor plan and any other information contained herein are provided as a guide only. Made with MyPlan 10/21



