

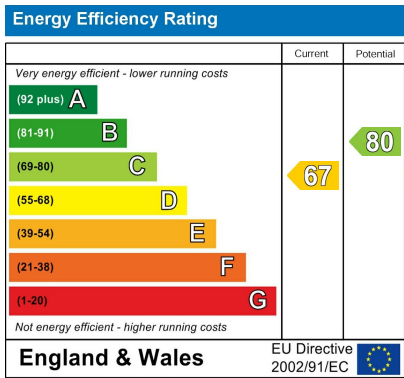


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DIRECTIONS

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, then take the next left onto Lamsey Lane. Continue onto Cheney Hill and then turn right onto Collins Lane and then left onto Meadow Road, where the property can be located 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.



25 Meadow Road Heacham, King's Lynn Norfolk PE31 7DY

WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING

Heacham, King's Lynn

£285,000 Freehold

01553 692828
sales@brittons.net





- ENTRANCE HALL**
Laminate flooring, stairs to first floor and window to side aspect.
- LOUNGE**
Fitted carpet, window to front aspect and a double radiator.
- KITCHEN / DINER**
Range of wall, base and drawer units with worktop over. Integrated induction hob and electric oven. Space for washing machine and tumble drier. Window to side aspect and a double radiator.
- CONSERVATORY**
Tiled flooring, French door to rear garden and a double radiator.
- LANDING**
Fitted carpet, loft access, built in cupboard and window to side aspect.
- BEDROOM ONE**
Fitted carpet, window to front aspect and double radiator.
- BEDROOM TWO**
Fitted carpet, window to rear aspect and double radiator.
- SHOWER ROOM**
Three piece suite comprising of hand wash basin and W.C both within vanity unit. Double walk in shower with thermostatic mixer bar. Tiled flooring, heated towel rail and window to rear aspect.
- FRONT GARDEN**
Gravel driveway, dwarf brick wall and gate leading to rear garden.
- REAR GARDEN**
Mainly laid to lawn with patio, borders and two timber sheds. Fully enclosed.
- 9'5 x 6'8 max (2.87m x 2.03m max)

11'1 x 10'10 (3.38m x 3.30m)

16'5 x 10'11 (5.00m x 3.33m)

14'11 x 11'01 (4.55m x 3.38m)

6'2 max x 5'6 (1.88m max x 1.68m)

11'0 max x 10'11 (3.35m max x 3.33m)

10'11 x 10'6 (3.33m x 3.20m)

7'9 x 6'8 (2.36m x 2.03m)



Nestled on the charming Meadow Road in Heacham, Norfolk this delightful semi-detached house offers a perfect blend of comfort and style. With two double bedrooms, this property is ideal for families, couples, or those seeking a peaceful retreat. Upon entering, you are welcomed into a well-presented reception room that exudes warmth and character, providing an inviting space for relaxation and entertaining. The spacious and bright conservatory further enhances the living area, allowing natural light to flood in and creating a serene environment to enjoy your morning coffee or unwind after a long day. The property boasts a well-maintained rear garden, a true gem for gardening enthusiasts or those who simply wish to enjoy outdoor living. Accompanied by two timber sheds, there is ample storage space for tools, and equipment making it a practical choice for those with hobbies. Parking is made easy with the gravel driveway, ensuring convenience for residents and guests alike. This home is not only well-maintained but also offers a sense of community in a lovely neighbourhood, making it a wonderful place to call home. In summary, this semi-detached house on Meadow Road is a fantastic opportunity for anyone looking to settle in a peaceful area while enjoying the comforts of modern living. With its spacious interiors, beautiful garden, and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your own.

