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DIRECTIONS

From Queen Elizabeth Hospital King's Lynn roundabout take the A149 Exit to Hunstanton, Sandringham, Cromer. Following for approximately 2 miles to the Knights Hill roundabout taking the 2nd exit to stay on Queen Elizabeth Way A149. Following until the next roundabout in approx. 4 miles where you will take the first exit again staying on the A149, you will stay on this road for another approx. 3.5 miles where you will take 2nd exit at the roundabout for Lynn Road / A149. After just under a mile, turn left onto Lamsey Lane, and look out for South Moor Drive , which is a turning on the right. After turning into South Moor Drive, the bungalow can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(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.



18 South Moor Drive Heacham King's Lynn, Norfolk PE31 7BW

DELIGHTFUL VERY SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH DRIVEWAY AND LARGE SUMMER HOUSE/OFFICE/GYM IN REAR GARDEN.

Heacham

£325,000 Freehold

01553 692828
sales@britttons.net





ENTRANCE HALLWAY

Wood effect flooring, Storage cupboard, loft access and double radiator.

13'6 max x 6'00 max (4.11m max x 1.83m max)

LOUNGE

Wood effect flooring, electric fire with modern surround and granite hearth, double radiator and bay window to front aspect.

13'8 x 10'5 (4.17m x 3.18m)

DINING AREA

Wood effect flooring, double radiator, French doors to side aspect leading into the rear garden with window to rear aspect also.

8'10 x 9'5 (2.69m x 2.87m)

KITCHEN

Tiled flooring, Range of wall, base and drawer units with rounded worktops over, stainless steel bowl sink with drainer and mixer tap set beneath window, Integrated eye level double electric oven with separate integrated induction hob with extractor hood over, space for fridge/freezer and washing machine. Plumbing for a dishwasher and vent for a tumble drier. Wall mounted Ideal boiler and window to side and front aspect.

7'1 x 10'1 (2.16m x 3.07m)

SUN ROOM

Tiled flooring, Wood burner and French doors to rear overlooking the rear garden.

12'4 x 7'11 (3.76m x 2.41m)

MASTER BEDROOM

Wood effect flooring, double radiator, window to rear aspect and door leading to dressing room/bedroom 3.

15'3 x 10'0 (4.65m x 3.05m)

SHOWER ROOM

Tiled flooring, fully tiled walls, three piece suite comprising of Shower enclosure with thermostatic rainfall shower along with hand held attachment, W.C, hand wash basin set within a vanity unit, double radiator and obscure window to side aspect.

BEDROOM 2

Wood effect flooring, Double radiator and window to side aspect.

14'2 x 5'3 (4.32m x 1.60m)

BEDROOM 3

Wood effect flooring, double radiator, window and door to rear aspect.

9'10 x 7'9 (3.00m x 2.36m)

BATHROOM

Fully tiled walls, three piece suite comprising of bath with mixer tap and thermostatic rainfall shower over with hand held attachment, W.C, hand wash basin with mixer tap over and sky light.

5'11 x 6'1 (1.80m x 1.85m)

FRONT GARDEN

Mainly laid to gravel providing ample parking for multiple vehicles, mature flower beds filled with a variety of established plants and shrubs.

REAR GARDEN

Fully enclosed, mainly laid to lawn, summerhouse on a raised decking area, two wooden sheds, raised vegetable beds and wood store.

HOME OFFICE/GYM

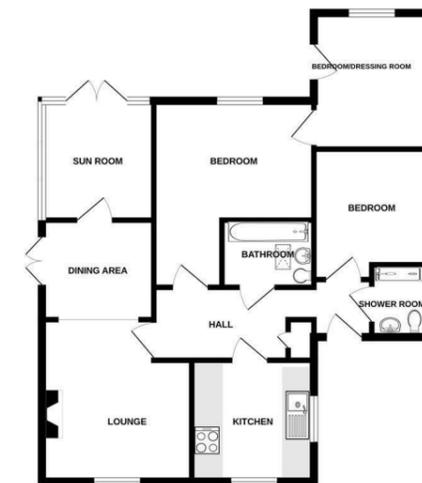
Underfloor heating, built in electric wall heater, power and lighting with views over the garden via the French doors. This could work as many offerings such as a home office, gym, bar, man cave or art studio.

10'5 x 14'0 (3.18m x 4.27m)

Nestled in the charming coastal village of Heacham, South Moor Drive presents a delightful opportunity to acquire a spacious three-bedroom detached bungalow. This property is perfect for those seeking a tranquil retreat by the sea, while still enjoying the convenience of local amenities. Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The layout is designed to provide both comfort and functionality, making it an ideal home for families or those looking to downsize. The bungalow features three well-proportioned bedrooms, ensuring plenty of room for rest and privacy. The property boasts two bathrooms, which is a significant advantage for busy households, allowing for ease of use during the morning rush. Additionally, a sun room enhances the living space, providing a bright and airy area to enjoy the natural light and views of the surrounding garden. Parking is available for vehicles, adding to the convenience of this lovely home. The location is particularly appealing, as Heacham is known for its beautiful beaches and friendly community atmosphere. Residents can enjoy leisurely strolls along the coast, as well as access to local shops and services that cater to everyday needs. In summary, this three-bedroom detached bungalow on South Moor Drive is a wonderful opportunity for anyone looking to embrace coastal living in a comfortable and well-appointed home. With its spacious layout, convenient amenities, and picturesque surroundings, it is sure to attract interest from a variety of buyers.



GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of floor, wall, ceiling and space dimensions are approximate and not necessarily intended for any specific purpose. This plan is for illustrative purposes only and should not be used as such for any other purpose. The floor plan is not a contract. Measurements are approximate. Made with Herman CAD.



