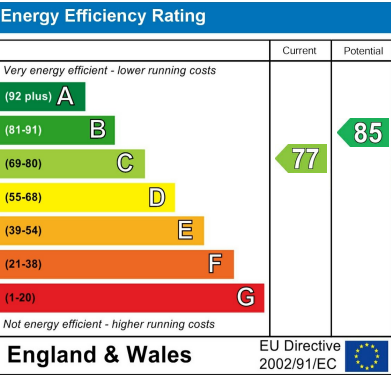


DIRECTIONS

SAT NAV: PE31 7JB WHAT THREE WORDS: hill.acre.musically



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



brittons
estate agents

www.brittons.net



2a Church Farm Road Heacham King's Lynn, Norfolk PE31 7JB

SPACIOUS AND BRIGHT THREE BEDROOM DETACHED CHALET WITH BEAUTIFULLY MAINTAINED REAR GARDEN, DRIVEWAY WITH GATED ACCESS. THIS PROPERTY IS SURE TO IMPRESS.

Heacham

Freehold £475,000

01553 692828
sales@brittons.net





ENTRANCE HALLWAY

Wood flooring, stairs leading to first floor, thermostat for heating and down lights.

SHOWER ROOM

Three piece suite comprising of hand wash basin with chrome mixer tap, W.C, shower enclosure with fully tiled walls and shower over, tiled flooring, double radiator and window to side aspect.

LOUNGE

Spacious area with wood flooring, two double radiators, brick surround fireplace with multi fuel burner enclosed with brick hearth and wooden beam across, French doors leading into kitchen and French patio doors leading into rear garden, window to front aspect and downlights. 24'1 x 13'0 (7.34m x 3.96m)

DINING ROOM/BEDROOM 3

Wood flooring, double radiator, window to front aspect and downlights. 12'3 x 10'11 (3.73m x 3.33m)

KITCHEN

Stunning range of wall, base and drawer units with edge worktops over, ceramic sink single drainer with mixer tap set below window, Rangemaster double oven with gas hob, chrome splash back and extractor hood over, integrated dishwasher, double radiator, window to rear aspect and French doors to lounge with French patio doors leading to the rear garden and large floor tiles. 18'0 x 11'5 (5.49m x 3.48m)

UTILITY

Space for free standing washing machine and tumble dryer with worktop over, large floor tiles, door leading to garage, window to rear aspect with door leading to rear garden, double radiator and downlights.

LANDING

Fitted carpet, double radiator and Velux window.

BATHROOM

Four piece suite comprising of a corner shower enclosure with thermo mixer shower and hand held attachment, oversized oval bath, large hand basin set within a large vanity unit with chrome mixer tap over and W.C, double radiator, window to front aspect and large floor tiles.

MASTER BEDROOM

Fitted carpet, three double radiators, built in wardrobes, Velux window to rear and window to front aspect. 19'7 x 12'2 (5.97m x 3.71m)

EN-SUITE

Three piece suite comprising of hand wash basin set within a vanity unit with chrome mixer tap, over W.C, shower enclosure with fully tiled walls and thermo mixer shower over, tiled flooring and heated towel rail.

BEDROOM TWO

Fitted carpet, built in wardrobes, Velux to rear aspect and window to front aspect, two double radiators and downlights. 14'7 x 13'0 (4.45m x 3.96m)

FRONT GARDEN

Laid to gravel driveway, raised flower beds, decorative fencing and double wooden gates for entrance.

REAR GARDEN

Lawn, wooden shed and decorative brick weave patio area and paths.

GARAGE

Access from front driveway and inside utility, power and electric door over.

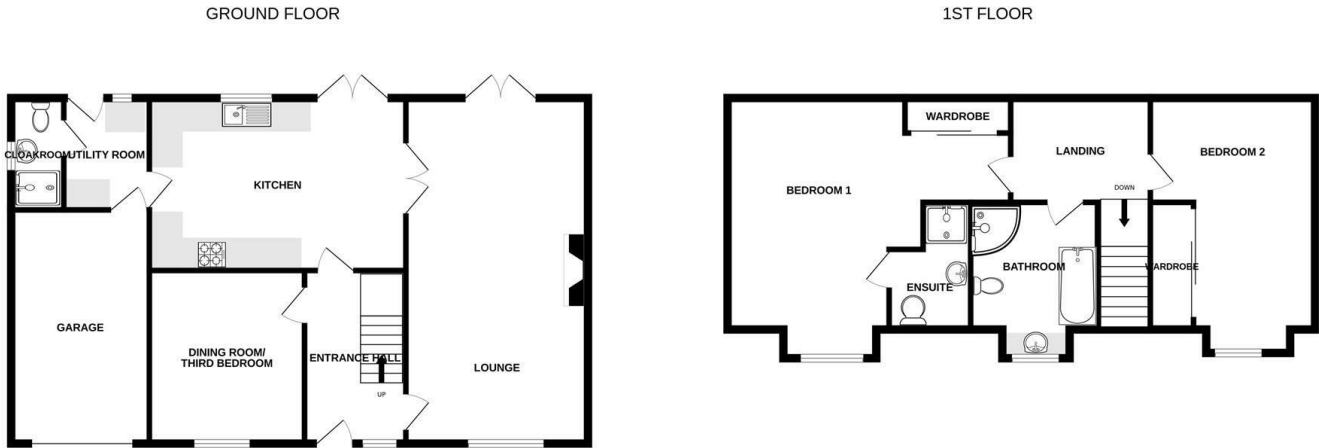
IMPORTANT INFORMATION

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.

Nestled in the charming coastal village of Heacham, this delightful three-bedroom detached chalet on Church Farm Road offers a perfect blend of comfort and style. The property boasts two spacious reception rooms (dining room/bed 3), providing ample space for relaxation and entertaining. The chalet features two modern bathrooms, ensuring convenience for all residents. The beautifully maintained gardens surrounding the property create a serene outdoor space, perfect for enjoying the fresh coastal air or hosting summer gatherings. For those with vehicles, the property includes a garage and a driveway with parking for multiple vehicles, adding to the convenience of this lovely home. This property is not just a house; it is a wonderful opportunity to embrace a tranquil lifestyle in a picturesque setting. With its proximity to the coast, you can enjoy leisurely walks along the beach and the vibrant local community. This chalet is a true gem, offering a perfect retreat for anyone looking to settle in a peaceful yet engaging environment.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



