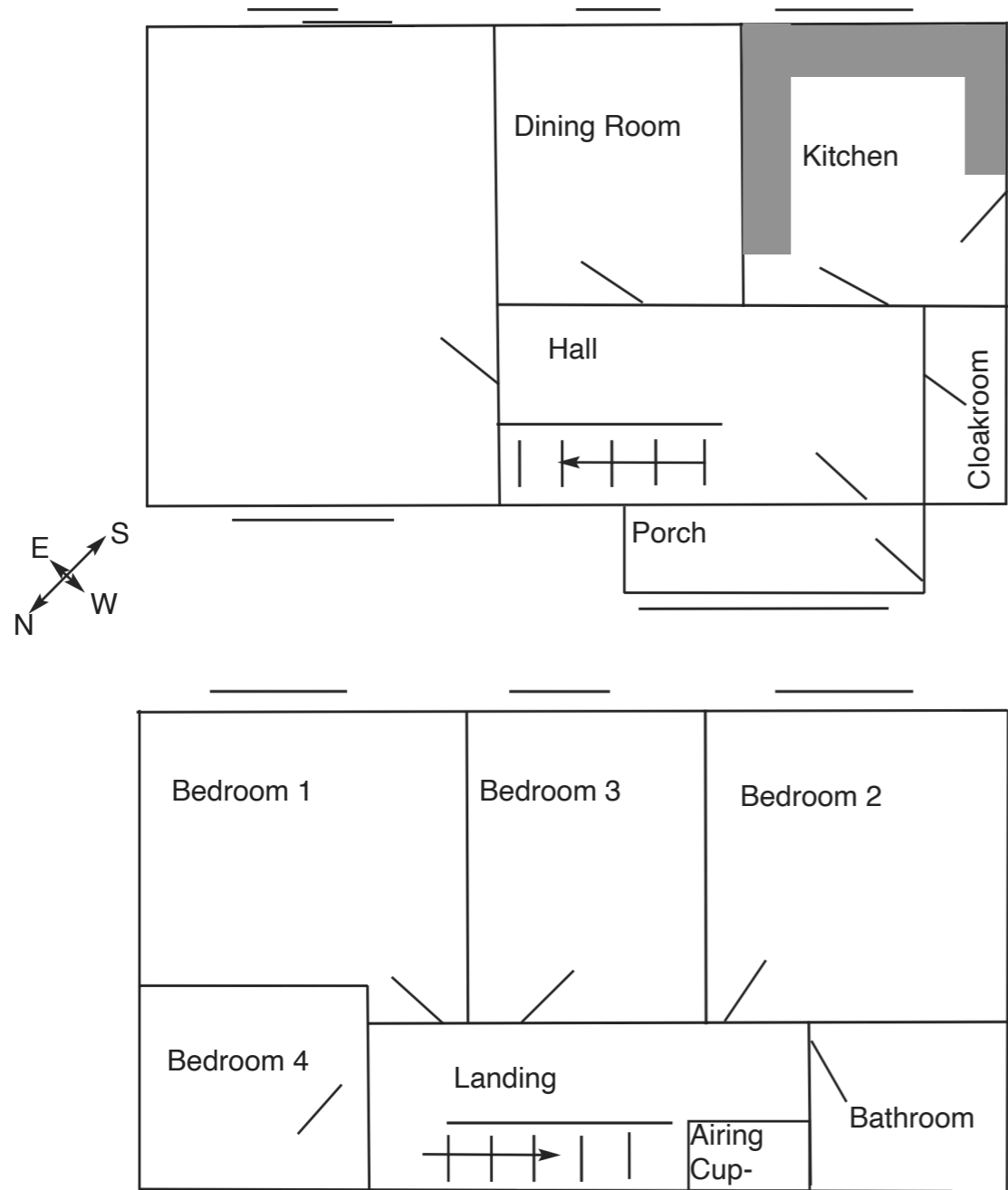


Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.
SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.
THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.

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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

tel: 01485 534560

20 CAMERON CLOSE
HEACHAM
PE31 7LF

Guide Price: £349,000

freehold

vacant possession upon completion



**A 4 bedroom immaculately presented detached house
located in a quite cul-de-sac
• INSPECTION RECOMMENDED •**

ENTRANCE PORCH • HALL • SITTING ROOM • DINING ROOM •
KITCHEN • CLOAKROOM •
4 BEDROOMS • BATHROOM
OUTSIDE
FRONT GARDEN & DRIVE • GARAGE • REAR GARDEN •

SERVICES: All mains connected.
COUNCIL TAX BAND: 'C' (£1979.85 2024/25)

*** GAS CENTRAL HEATING * DOUBLE GLAZED WINDOWS & DOORS ***

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

20 Cameron Close is a good size detached family home located in a quiet cul-de-sac on a popular residential estate in the centre of the village with local amenities, primary and junior schools close by. The beaches and promenade are only a short walk away, there are regular bus routes to Hunstanton (3 miles) and Kings Lynn (10 miles).

The property has been well maintained with new gas boiler fitted 3 years ago with the advantage of a 7 year warranty, replacement modern doors, oak flooring and quality fittings, comprising:

GROUND FLOOR

Entrance Porch: laminate flooring.

Hall: stairs to first floor landing, oak flooring, radiator.

Cloakroom: hand basin, wc, towel radiator.

Kitchen: 10'10"x8'7" (3.30x2.62) fitted with a range of base and wall units incorporating gas hob with extractor over, electric oven, plumbing for washing machine and dishwasher, tiled splash backs, cupboard containing gas boiler, tiled flooring, radiator, door to rear garden.

Dining Room: 10'10"x8'7" (3.30x2.62) oak flooring, radiator.

Sitting Room: 17'9"x11'10" (5.41x3.61) oak flooring, by window, patio doors to rear garden, radiator.

FIRST FLOOR

Landing: loft (insulated and light), airing cupboard containing hot water cylinder, radiator.

Bedroom 1: 12'5"x10'7" (3.78x3.07) laminate flooring, radiator.

Bedroom 2: 11'6"x9'7" (3.36x2.97) radiator

Bedroom 3: 11'6"x6'7" (3.36x2.03) radiator. (currently used as dressing room).

Bedroom 4: 9'2"x7'6" (2.79x2.29) radiator.

Bathroom: white suite comprising panelled bath with shower over, hand basin, wc, radiator, part tiled walls.

OUTSIDE

Concrete drive for several vehicles, low walled front garden laid mainly to lawn and shrubs.

GARAGE with new up and over door, power and light, side door, gate to rear garden.

Fenced rear garden laid to lawn with shrubs, sun deck and patio.

