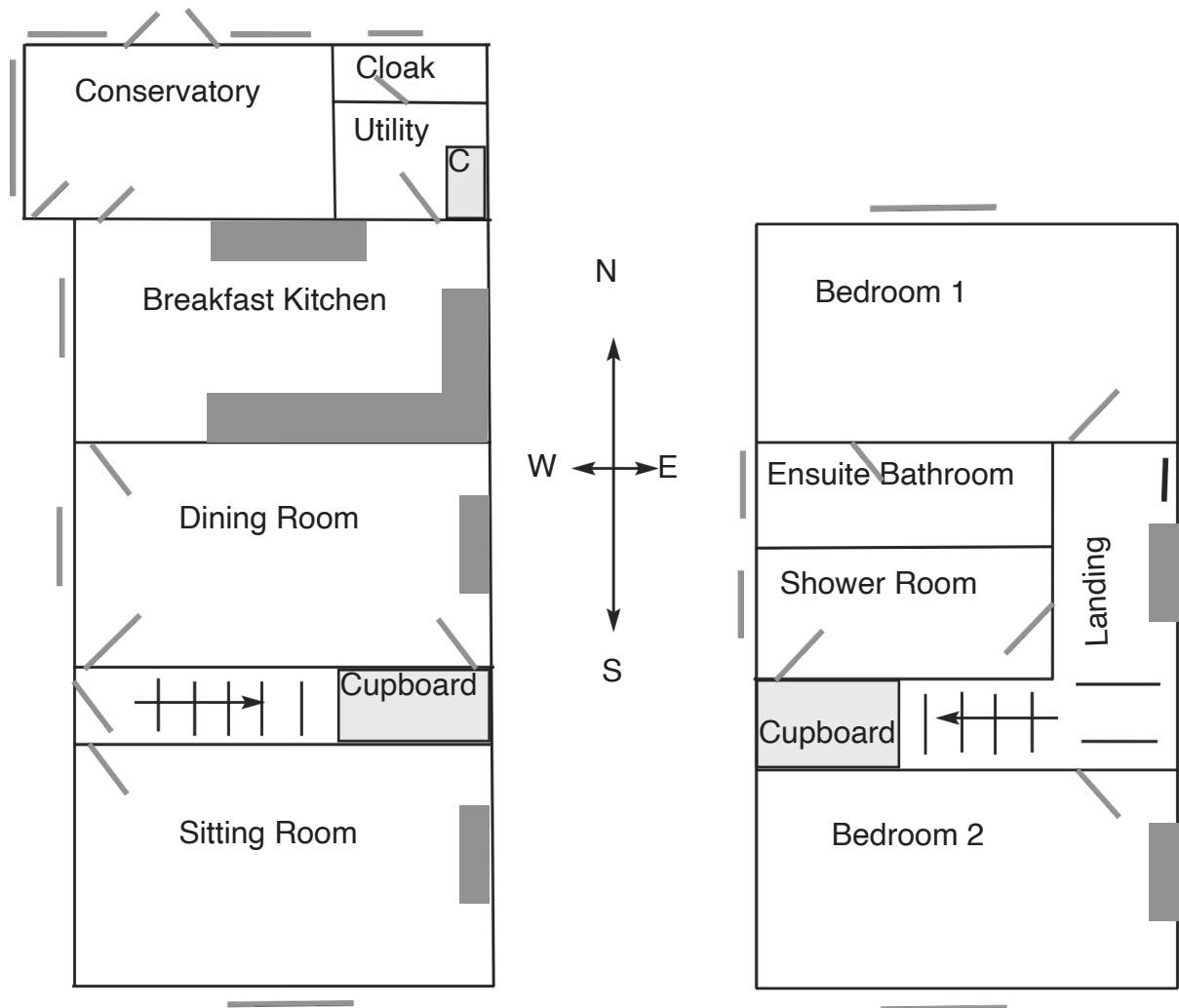


Floor Plan  
for Identification Purposes Only  
Not to Scale



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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS

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62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

APPLE TREE COTTAGE  
5 LORDS LANE  
HEACHAM  
PE31 7DJ

Guide Price: £260,000  
freehold no onward chain



**A spacious well presented two double bedroom semi-detached cottage  
in the centre of the village.**

SMALL ENTRANCE HALL • SITTING ROOM • DINING ROOM • BREAKFAST KITCHEN  
• UTILITY • CLOAKROOM • CONSERVATORY •  
FIRST FLOOR LANDING • TWO DOUBLE BEDROOMS one with ENSUITE BATHROOM •  
SHOWER ROOM •

OUTSIDE: Shingled parking area to the front, enclosed rear garden laid to patio & lawn.

SERVICES: All mains connected. Water Meter.

COUNCIL TAX BAND: 'B' (£1732.38 2024/25)

**\* GAS CENTRAL HEATING \* UPVC DOUBLE GLAZING \***

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION



Apple Tree Cottage is a well presented semi-detached property close to local schools (infant and junior) the High Street also being only a short walk away, the beaches and promenade about 15 minutes.

The cottage has the advantage of gas central heating and upvc replacement double glazing, pine stripped doors throughout, enclosed rear gardens and off-road parking, comprising:

- Entrance Hall:** tiled floor, central heating thermostat, stairs to first floor.
- Sitting Room:** 12’7”x10’2” (3.83x3.09) feature fireplace with coal effect gas fire, radiator.
- Dining Room:** 12’8x11’2 (3.86x3.40) feature fireplace with coal effect gas fire, understairs cupboard, radiator.
- Breakfast Kitchen:** 12’8”x9’7” (3.86x2.92) range of base and wall units, sink unit, work surfaces, tiled splashbacks, fitted dishwasher, electric fan oven with ceramic hob with extractor unit over, tiled floor, radiator.
- Conservatory:** 11’10”x8’5” (3.60x2.56) radiator, side door access, double doors to garden.
- Utility Room:** tiled floor, plumbing for washing machine, shelving, radiator, door to..
- Cloakroom:** tiled floor, hand basin, wc.

**FIRST FLOOR**

- Landing:** alcove shelving.
- Bedroom 1:** 12’8”x9’9” (3.86x2.97) radiator.
- Ensuite Bathroom:** 8’11”x4’11” (2.71x1.49) comprising white suite with panelled bath with shower over, hand basin and wc, radiator, fully tiled walls, vinyl flooring.
- Shower Room:** 9’11”5’11” (3.02x1.80) large corner shower cubicle, hand basin and wc, radiator, part tiled walls, cupboard containing the gas combination boiler.
- Bedroom2:** 12’7”x10’3” (3.83x3.12) stripped pine flooring, radiator.

**OUTSIDE**

Shingled parking to the front, side path to the side entrance and conservatory. Enclosed rear garden with paved patio area, lawn, decking, fruit trees, and shrubs.

