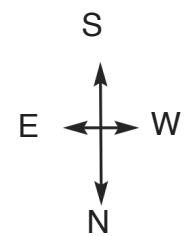
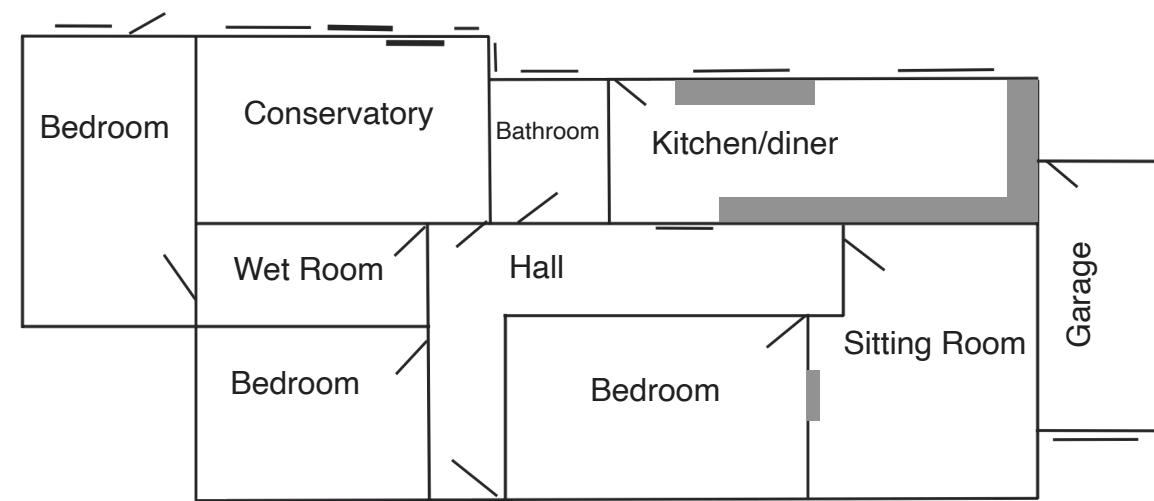


Floor Plan
for Identification Purposes Only
Not to Scale



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

**6 FIR CLOSE
HEACHAM
PE31 7AG**

Guide Price: £299,995

freehold
vacant possession upon completion



**A spacious 3 bed bungalow with adaptable accommodation
located in a popular area of the village**

ENTRANCE HALL • SITTING ROOM • KITCHEN/DINER • CONSERVATORY •
• 3 BEDROOMS • WET ROOM • BATHROOM •
OUTSIDE
FRONT GARDEN • DRIVEWAY TO GARAGE • REAR GARDEN •

SERVICES: All mains connected.
COUNCIL TAX BAND: 'C' (£2074.12 2025/26)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

6 Fir Close is a detached bungalow located in a cul-de-sac on a popular estate of similar properties that the owner has said has a very friendly community. It is a short walk to the village centre and the Beach and promenade. There are a variety of shops, supermarket, infant and junior school, with a regular bus service to Kings Lynn (13 miles) and Hunstanton (3 miles).

The property has adaptable accommodation to suit your needs, and comprises:

‘L’ Entrance Hall: airing cupboard, radiator.

Bedroom: 10’6”x9’8” (3.06x2.98) radiator.

Bedroom: 12’4”x11’3” (3.76x3.45) radiator.

Sitting Room: 15’3”x12’9” (4.67x3.93) feature fireplace with electric fire, radiator.

Kitchen: 18’8”x7’9” (5.71x2.41) fitted with a range of base and wall units, plumbing for washing machine, range style gas cooker, wall mounted gas boiler.

Bathroom: white suite comprise panelled bath, hand basin, wc, towel radiator.

Conservatory: 14’5”x8’10” (4.34x2.73) over looking the rear garden, sliding patio doors.

Large Wet Room: with shower, hand basin and wc, door to...

Bedroom/Garden Room: 13’2”x8’10” (3.70x2.72) radiator, door to rear garden.

OUTSIDE

Shingled front garden with attractive planting, drive to Garage. Rear paved garden with patio areas, summer house, raised fish pond (Koi Carp), 2 sheds with power and light, pedestrian entrance to garage also with power and light.

