

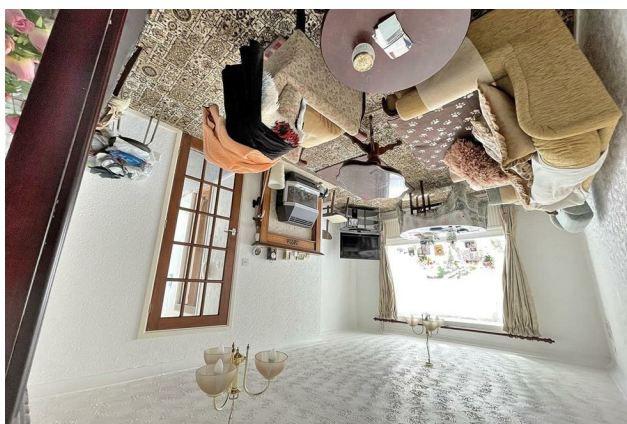
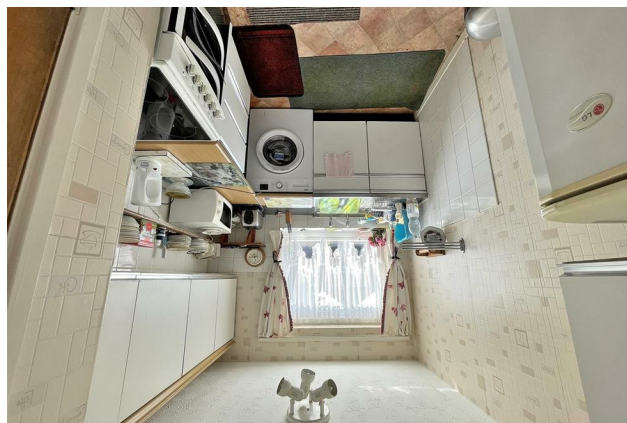
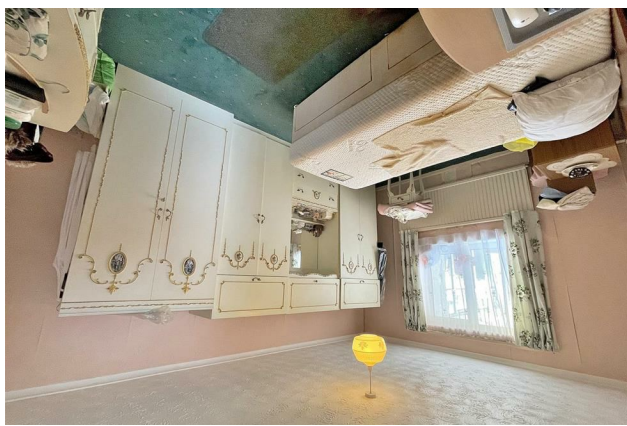
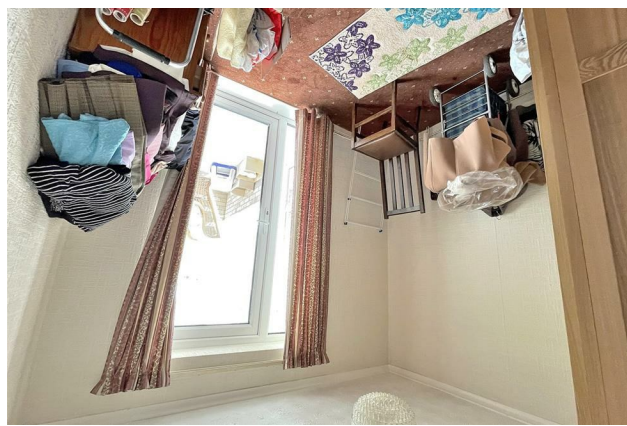
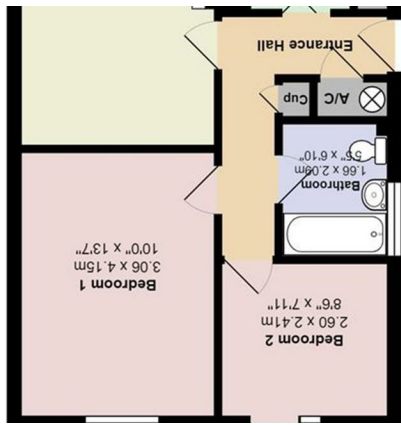
**DERSINGHAM OFFICE**

The property is situated within the popular coastal village of Heacham. The village offers a range of amenities to include; primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns and the property is approximately 3/4 mile to Heacham beach. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

**\*\*NO ONWARD CHAIN\*\*** A mature detached bungalow offering accommodation including:- Entrance Hall, Kitchen, Lounge/Diner, Two Bedrooms, Conservatory and Bathroom. The property which requires a schedule of refurbishment, benefits from UPVC double glazing and gas central heating along with gardens to the front and rear, off-road parking and a single garage.

**10 Torrey Close, Heacham, King's Lynn, PE31 7SH**

**Price £240,000 Freehold**





## DOUBLE GLAZED WHITE ALUMINIUM ENTRANCE DOOR TO:-

### ENTRANCE HALL

Textured ceiling, access to roof space, power points, single radiator, airing cupboard housing hot water cylinder, cloaks cupboard. Doors to kitchen, lounge/diner, bedrooms and bathroom.

### KITCHEN

9'9" max x 6'11" max (2.97m max x 2.11m max)

Textured ceiling, power points, plumbing provision for washing machine, UPVC double glazed window to front, built-in storage cupboard, range of matching wall and base units with round edged work surfaces over, tiled splash backs, stainless steel sink with single drainer, space for cooker.

### LOUNGE/DINER

16'11" x 19'22 min opening to 11'6" (5.16m x 5.79m min opening to 3.51m)

Textured and coved ceiling, power points, television point, telephone socket, single radiator, double radiator, UPVC double glazed bow window to front, feature fireplace with inset living flame gas fire and back boiler supplying domestic hot water and radiators.

### BEDROOM ONE

13'7" x 10'0" (4.14m x 3.05m)

Textured and coved ceiling, power points, telephone socket, single radiator, UPVC double glazed window to rear.

### BEDROOM TWO

8'6" x 7'11" (2.59m x 2.41m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window and UPVC double glazed door to:-

### CONSERVATORY

12'2" x 9'4" (3.71m x 2.84m)

UPVC double glazing over a brick base, pitched polycarbonate roof, power points, single radiator, UPVC double glazed door to side.

### BATHROOM

6'10" x 5'5" (2.08m x 1.65m)

Textured ceiling, double radiator, UPVC double glazed window to side, full height ceramic wall tiling, suite comprising panelled bath and electric shower over, pedestal wash hand basin, low level WC.

### OUTSIDE

#### FRONT

Laid mainly to paving with a driveway at the side supplying car standing and giving access to the garage at the rear. Outside tap, grassed area, at the front, running alongside the footpath to the left.

#### GARAGE

Double doors, power and lighting, UPVC double glazed window to rear.

### REAR

Enclosed garden laid partly to paving and partly to lawn with borders containing mature shrubs and plants.

### DIRECTIONS

From the traffic lights at Norfolk Lavender turn into Lynn Road, Heacham. Take the first turning left into Nourse Drive and then the second turning left into Torrey Close. The property will be found at the end on the right hand side.

### SERVICES

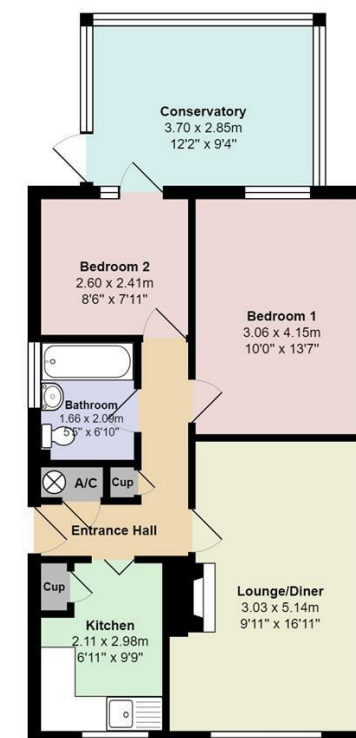
Mains electricity, mains gas, mains water, mains drainage.

### COUNCIL TAX BAND

Band C - £1979.85 for 2024/2025

### ENERGY PERFORMANCE CERTIFICATE

Rate - E



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.