



Hunstanton Road, Heacham, King's Lynn, PE31 7HH

welcome to

Hunstanton Road, Heacham, King's Lynn

Situated in a sought after location close to the heart of Heacham and the beach. An IMMACULATEDLY PRESENTED property set across three floors with 3 double bedrooms all with ensuites, modern open plan living-kitchen, beautiful gardens and parking. A must view!



Location

Heacham is a popular coastal village situated approximately two miles south of the coastal resort of Hunstanton. Heacham offers two beaches (North and South). North Beach has an amusement arcade, café and fish bar and beach huts for hire. South Beach has its own café/gift shop and both beaches have public toilets. There are a range of local convenient shops, doctors' surgery, infant and junior schools and regular bus services to King's Lynn which is approximately 12 miles from Heacham and has direct train routes through to Ely, Cambridge and London. Heacham is an ideal location for a holiday home or permanent residence.

Cloakroom

WC, wash hand basin and window

Lounge-Diner

21' 6" x 14' max (6.55m x 4.27m max)

Doors to rear, two windows and underfloor heating

Kitchen

10' 4" x 9' 3" (3.15m x 2.82m)

Range of wall and base units with worksurfaces over and inset sink and drainer. Built in dishwasher, fridge/freezer and oven and hob with extractor over. Underfloor heating and window to the front.

First Floor Landing

Airing cupboard and staircase to the second floor

Bedroom Three

11' 9" x 11' (3.58m x 3.35m)

Window and radiator

Ensuite Shower Room

Shower cubicle, WC, wash hand basin and window

Bedroom Two

12' 5" max x 10' 4" (3.78m max x 3.15m)

Radiator and wooden flooring

Ensuite Bathroom

Bath with shower over, WC, wash hand basin and window

Second Floor

Bedroom One

14' 4" x 10' 5" (4.37m x 3.17m)

(Restricted head room) Window, further Velux roof window, large built in wardrobe, storage space to eaves

Shower Room

Shower cubicle, hand basin, WC, heated towel radiator and extractor fan.

Outside

To the front of the property there is a garden which is enclosed by a carrstone wall and there is a path leading to the front door. The rear garden is fully enclosed and mainly laid to lawn with a range of shrubs and plants. There is a gate which leads to the parking area.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Hunstanton Road, Heacham

- Beautifully Presented Home Set Across 3 Floors
- 3 Double Bedrooms All With Ensuites
- Open Plan Lounge/Diner/Kitchen
- Parking To Rear & Lovely Gardens Enclosed With A Carrstone Wall
- Sought After Location

Tenure: Freehold EPC Rating: C

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN104935 - 0002

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