



**Neville Road, Heacham King's Lynn PE31 7HA**

**welcome to**

**Neville Road, Heacham King's Lynn**

A charming, three bedroom cottage located within the desirable, coastal village of Heacham, close to the beach & local amenities! This charming property offers 3 double bedrooms, modern kitchen, bathroom, ground floor shower room, beautiful gardens and off street parking. Must be viewed!



### **Entrance Porch**

With storm porch. Enclosed entrance for storage of coats & shoes.

### **Entrance Hall**

Radiator.

### **Lounge**

11' 11" plus bay x 11' 10" into recess ( 3.63m plus bay x 3.61m into recess )

UPVC double glazed bay window. Opening to:

### **Dining Room**

12' 3" x 12' 5" into recess ( 3.73m x 3.78m into recess )

UPVC double glazed door to the side, multi fuel burner.

### **Kitchen / Diner**

18' 2" x 9' ( 5.54m x 2.74m )

Range of wall and base units with work surfaces over and inset sink and drainer. Built in oven and hob with extractor over, radiator, skylight window, UPVC double glazed window and door to rear and utility room.

### **Utility Room / Pantry**

Sink, space for washing machine and tumble dryer. Pantry area. Space for two under-counter fridges or freezers.

### **Inner Lobby**

Offering private access to Bedroom 3 & Shower Room. Storage cupboard housing gas boiler & offering storage for coats & shoes. Access to boarded loft.

### **Bedroom Three**

11' 5" max x 9' 6" ( 3.48m max x 2.90m )

Two UPVC double glazed windows, radiator.

### **Shower Room**

Adjacent to Bedroom 3. Shower cubicle, WC, wash hand basin, extractor fan, heated towel radiator.

### **First Floor Landing**

UPVC double glazed window. Currently carpeted with original, painted wooden floor beneath.

### **Bedroom One**

15' 10" max x 11' 11" max ( 4.83m max x 3.63m max )

Two double-glazed windows to the front. Double radiator. Large fitted wardrobes & built-in linen cupboard.

### **Bedroom Two**

12' 3" x 10' 4" ( 3.73m x 3.15m )

Double-glazed window to the rear. Access to partially boarded loft which spans the length of the house.

### **Bathroom**

This spacious bathroom is fitted with bath with shower over, WC & wash hand basin. Gas radiator. Electric heated towel rail. Double-glazed window to the rear.

### **Outside**

To the front there is a gated parking space and a lawned garden area with a range of beautiful flowers, box hedge and shrubs. A further gate leads to a side garden that is mainly laid to astro turf, alongside various borders & a patio seating area to the rear with a further range of plants.



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## Neville Road, Heacham King's Lynn

- Beautifully Presented Character Property
- Popular Location In Coastal Village
- 3 Bedrooms, Bathroom & Shower Room
- Open Plan Lounge-Diner
- Stunning Gardens & Off Street Parking

Tenure: Freehold EPC Rating: D

offers over

**£365,000**



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN105648 - 0016

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