



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



**welcome to**

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

A charming, large three bedroom cottage located within the desirable, coastal village of Heacham which is close to the beach and local amenities. This beautifully elegant property boasts an elegant living space, bright kitchen, spacious family bathroom, shower room and garden.



## Summary

A charming, large three bedroom cottage located within the desirable, coastal village of Heacham which is close to the beach and local amenities.

Upon entrance, a grand boot room boasts an original arched ceiling from the early 20th century. To the left, a large lobby with cloak room and adjacent the third bedroom with boarded storage loft above.

To the right upon entrance is a large living room and through is the kitchen (practical and part fitted). Next to the kitchen is a pantry come utility room.

This beautifully elegant property boasts three double bedrooms. The main being spacious with original built in linen cupboard and chic fitted wardrobes with streams of light.

The second overlooking a sunny, south west facing courtyard garden area. Finally the third bedroom with an en-suite which could be a perfect study depending on needs is located at the front of the property on the ground floor next to a surrounding flower garden.

There is also an upstairs family sized bathroom which is stylish and spacious.

Upstairs one can locate the attic which could become a third floor as it is spacious enough and allows with the layout of the property.

A stunning wrap around garden can be explored and relaxed in.

There is parking for one car on the drive and scope for two, there is also lots of parking on the road outside without being too close to the property.

This is a truly spacious family home filled to the brim with light, high ceilings and modern tasteful character.

## 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.



**view this property online** [williamhbrown.co.uk/Property/HUN105648](http://williamhbrown.co.uk/Property/HUN105648)



welcome to

## 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

**£355,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/HUN105648](http://williambrown.co.uk/Property/HUN105648)



Property Ref:  
HUN105648 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01485 534506**



[hunstanton@williambrown.co.uk](mailto:hunstanton@williambrown.co.uk)



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



**[williambrown.co.uk](http://williambrown.co.uk)**