



Kings Gardens, Heacham, King's Lynn, PE31 7FA

welcome to

Kings Gardens, Heacham, King's Lynn

BEAUTIFULLY PRESENTED & deceptively SPACIOUS character home set in the popular COASTAL village of Heacham. This property is a rare find and boasts a superb finish throughout. It has 3 bedrooms, open plan living, garden & parking! Must be viewed



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 is approx a 10 minute walk and 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 (bus stop is at the end of the driveway to this property) 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.

Entrance Hall

Wood effect flooring, coat hanging space and utility cupboard with space for washing machine.

Cloakroom

WC, wash hand basin and double glazed window to the front. Extractor fan

Kitchen-Diner

20' 2" x 19' 9" max (6.15m x 6.02m max)
A fully fitted kitchen with a range of wall and base units with an inset ceramic sink with mixer tap and wooden worksurfaces over with tiled splashbacks. Feature brick fireplace with a quarry tiled hearth housing a log burner. Fitted stainless steel double oven and 5-ring hob with extractor hood over. Fitted fridge/freezer. Wooden flooring, ceiling spotlights. Staircase to the first floor. Double glazed window with seat. Patio doors to rear garden.

Lounge

14' 3" x 13' 5" (4.34m x 4.09m)
Feature fireplace with a wooden fire surround, quarry tiled hearth and inset log burner. Fitted bookcase,

radiator and double glazed window to the rear with seat.

First Floor Landing

Access to loft space, window to the front, large storage cupboard.

Master Bedroom

15' x 12' 4" (4.57m x 3.76m)
Double glazed window to the rear, feature fireplace.

En-suite

Shower cubicle with electric shower, wash hand basin, WC, fully tiled walls, radiator, spotlights, window to the front. Extractor fan, wall mounted warm air heater & shaver point

Bedroom Two

10' 11" plus door inset x 9' 1" (3.33m plus door inset x 2.77m)
Fitted wardrobes, radiator, double glazed window to the rear.

Bedroom Three

8' 11" x 7' 4" (2.72m x 2.24m)
Radiator and double glazed window to the front.

Bathroom

Bath with shower over, WC, wash hand basin, tiling to the walls and floor, spotlights, towel radiator, shelving and shaver point. Extractor fan



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welcome to

Kings Gardens, Heacham, King's Lynn

- Character Property Full Of Charm
- Beautifully Presented Throughout
- Three Bedrooms Master Ensuite & Family Bathroom
- Modern Kitchen
- Ample Parking

Tenure: Freehold EPC Rating: C

£425,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN105752 - 0007

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