



**Cheney Hill, Heacham, King's Lynn, PE31 7BS**

**welcome to**

**Cheney Hill, Heacham, King's Lynn**

A charming, three bedroom cottage sitting on a generous plot within the coastal village of Heacham. The property is spacious throughout, boasting a lounge & dining room, modern kitchen, three comfortable bedrooms & bathroom, as well as a large, enclosed rear garden.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Porch**

Door to the front.

**Lounge**

12' max x 12' max ( 3.66m max x 3.66m max )  
Double-glazed window to the front. Radiator.

**Dining Room**

11' 1" x 12' ( 3.38m x 3.66m )  
Double-glazed window to the rear. Radiator.  
Fireplace with back boiler.

**Kitchen**

12' max x 6' 1" max ( 3.66m max x 1.85m max )  
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & an electric hob. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & dishwasher. Double-glazed window to the side.

**Bathroom**

Fitted with WC, pedestal wash hand basin & bath with mixer taps & shower over. Extractor fan.  
Radiator. Double-glazed window to the side.

**First Floor Landing**

Loft access. Radiator.

**Bedroom One**

12' x 12' ( 3.66m x 3.66m )  
Double-glazed window to the front. Radiator.

**Bedroom Two**

11' 1" max x 9' ( 3.38m max x 2.74m )  
Double-glazed window to the rear. Radiator.

**Bedroom Three**

7' max x 12' max ( 2.13m max x 3.66m max )  
Double-glazed window to the rear. Radiator.

**Outside**

The good-sized rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio 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

## Cheney Hill, Heacham, King's Lynn

- Three bedroom cottage
- Lounge & dining room
- Ground floor bathroom
- Generous, enclosed rear garden
- Short distance from the beach

Tenure: Freehold EPC Rating: E

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN105899 - 0008

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