



Yewtree Farm, Station Road, Heacham, King's Lynn, PE31 7AW

welcome to

Yewtree Farm, Station Road, Heacham, King's Lynn

An exceptionally spacious, four bedroom detached house, located within the desirable coastal village of Heacham. The property sits on a generous plot with large rear garden & ample parking, whilst inside boasts multiple reception rooms, utility room, en suite & comfortable bedrooms. Must be seen!



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Double-glazed door to the front.

Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing.

Snug

11' 8" max x 8' max (3.56m max x 2.44m max)
Double-glazed window to the front. Radiator.

Lounge

17' 2" max x 11' 7" max (5.23m max x 3.53m max)
Double-glazed window to the side. Exposed brick fireplace with electric fire. Double-glazed French doors leading to the conservatory.

Conservatory

Irregular Shaped Room 10' 11" max x 9' max (3.33m max x 2.74m)
Of brick & uPVC construction. Double-glazed windows to the sides & rear. Ceiling fan. Double-glazed French doors to the side leading to the rear garden.

Dining Room

11' max x 10' max (3.35m max x 3.05m max)
Double-glazed window to the front. Radiator. Door leading to:

Kitchen

14' x 8' 8" (4.27m x 2.64m)
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, and space for a freestanding cooker with cooker hood over. There is also space & plumbing for a dishwasher. Tiled splashback. Double-glazed window to the rear.

Utility Room

13' max x 13' max (3.96m max x 3.96m max)
Irregular, diamond-shaped room. Fitted with base units with work surfaces over. Stainless steel sink & drainer unit. Space & plumbing for a washing machine & tumble dryer. Radiator. Double-glazed window to the side. Double-glazed door to the rear leading to the rear porch. Door leading to integral garage. Access to loft space above garage.

Cloakroom

Fitted with WC & wash hand basin with vanity unit. Partly tiled. Radiator. Double-glazed window to the rear.

First Floor Landing

Stairs from the entrance hall. Access to partially-boarded loft.

Bedroom One

15' 5" x 9' 8" (4.70m x 2.95m)
Double-glazed window to the front. Radiator. Fitted wardrobes.

En Suite

Fitted with WC, wash hand basin with vanity unit & walk-in shower cubicle. Radiator.

Bedroom Two

10' 5" x 11' 9" (3.17m x 3.58m)
Double-glazed window to the front. Radiator.

Bedroom Three

11' 9" x 10' 5" (3.58m x 3.17m)
Double-glazed window to the rear. Radiator.

Bedroom Four

8' 9" x 8' 1" (2.67m x 2.46m)
Double-glazed window to the rear. Radiator. Storage cupboard.

Bathroom

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

Outside

To the front of the property, the extensive gravelled driveway provides off-road parking for multiple vehicles & leads to the integral double garage. To the rear of the property, the large rear garden is fully enclosed & is mainly laid to lawn, alongside various plants, shrubs & trees. There is also a lean-to potting shed.

Double Garage

22' 11" max x 18' 1" (6.99m max x 5.51m)
Double garage with pitched roof & attic space. Personal door to the rear leading to the rear garden. Double-glazed window to the rear. Personal internal door leading to the utility room.



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Ground Floor



First Floor

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.

welcome to

Yewtree Farm, Station Road, Heacham, King's Lynn

- Four bedroom detached house
- Integral double garage + large driveway
- Four reception rooms
- En suite, family bathroom + ground floor WC
- Utility room

Tenure: Freehold EPC Rating: D

offers in the region of

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HUN105952 - 0002

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