



Cheney Hill, Heacham, King's Lynn, PE31 7BX

welcome to

Cheney Hill, Heacham, King's Lynn

A charming & spacious, four bedroom detached house occupying a mature plot within the sought-after, coastal village of Heacham. The property boasts a multiple reception rooms, utility room, large bedrooms & en suite, plus generous gardens & plenty of off-road parking. Must be seen!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

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

Lounge

25' max x 13' 1" max (7.62m max x 3.99m max)
Double-glazed bay window to the front & double-glazed window to the side. Two radiators. Exposed brick fireplace. Double-glazed French doors to the rear.

Dining Room

11' max x 10' max (3.35m max x 3.05m max)
Double-glazed window to the rear. Radiator.

Study / Bedroom Five

11' max x 9' 9" max (3.35m max x 2.97m max)
Double-glazed window to the front. Radiator.

Kitchen / Diner

19' 5" x 11' 4" (5.92m x 3.45m)
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 for a fridge/freezer, as well as space & plumbing for a dishwasher, plus a kitchen island. Two double-glazed windows to the rear & one to the side.

Utility Room

8' 8" x 4' 8" (2.64m x 1.42m)
Space & plumbing for a washing machine & tumble dryer. Newly-fitted boiler. Fitted with WC & wash hand basin. Double-glazed window to the front.

First Floor Landing

Stairs from the entrance hall. Two radiators. Loft access. Double-glazed window to the front.

Bedroom One

21' 3" max x 13' 10" (6.48m max x 4.22m)
Double-glazed window to the front. Radiator.
Double-glazed French doors to the rear leading to the rear leading to the Juliet balcony.

En Suite

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Extractor fan.

Bedroom Two

13' 4" x 8' 8" (4.06m x 2.64m)
Measurements subject to restricted head height.
Double-glazed window to the side. Radiator. Double-glazed window to the side. Double-glazed French doors to the rear leading to the Juliet balcony.

Bedroom Three

9' x 9' (2.74m x 2.74m)
Measurements are subject to restricted head height.
Double-glazed window to the rear. Radiator.

Bedroom Four

6' 10" x 9' 9" (2.08m x 2.97m)
Measurements subject to restricted head height.
Double-glazed window to the front. Radiator.

Bathroom

Fitted with WC, wash hand basin with vanity unit, walk-in shower cubicle & bath with mixer taps. Two heated towel rails. Partly tiled. Built-in storage cupboard housing immersion heater.

Outside

The property sits on a generous, mature plot with front & rear gardens. The gardens are predominantly laid to lawn, and are surrounded by mature trees to give a high level of privacy. The driveway provides off-road parking for 5 cars & can be accessed via Cheney Hill.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Cheney Hill, Heacham, King's Lynn

- Four bedroom detached house
- Lounge, dining room & study
- Utility room
- Open plan kitchen/diner
- Spacious bedrooms, two with balconies

Tenure: Freehold EPC Rating: D

£550,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN105954 - 0006

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