



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

welcome to

Cheney Hill, Heacham, King's Lynn

CHAIN FREE! 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

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

Tenure: Freehold EPC Rating: D

offers in excess of

£500,000



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 - 0008

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.



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