



Canon Pott Close, Heacham, King's Lynn, PE31 7RS

welcome to

Canon Pott Close, Heacham, King's Lynn

Situated in the sought after COASTAL village of Heacham is this spacious 3 DOUBLE bed DETACHED characterful and well appointed house, built in 2001. One family bathroom, an en-suite and a downstairs WC. Tucked away in a quiet area, the property also has the benefit of off road parking and a garage.



Entrance Hall

Double glazed door to the front. Radiator. Leading to:

Downstair W.C

Wash hand basin with stainless steel mixer tap. WC. Radiator. Extractor Fan.

Lounge

18' max x 11' 1" max (5.49m max x 3.38m max)
Gas fire fireplace and mantle. Single and double radiators. Television point. Double glazed patio door leading to the rear garden. Double glazed window to the front.

Dining Room

9' 1" max x 9' max (2.77m max x 2.74m max)
Double glazed window to the front. Television point. Radiator.

Kitchen

8' 1" max x 9' 1" max (2.46m max x 2.77m max)
This fitted kitchen includes both wall & base units with work surfaces over, sink & drainer, two raised, built-in electric double ovens and a gas hob with integrated cooker hood over. There is also space for an under counter fridge and integrated dishwasher. Double-glazed window to the rear.

Utility Room

5' max x 5' 10" max (1.52m max x 1.78m max)
Fitted with wall and base units with work surfaces over. Space & plumbing for a washing machine. Gas Boiler. Under stairs storage cupboard. Door to the rear leading to the rear garden.

Landing

Stairs from the entrance hall. Access to boarded loft. Airing cupboard with heater. Double glazed window to the rear.

Bedroom One

11' max x 10' max (3.35m max x 3.05m max)
Double glazed window to the front and side. Television point. Radiator.

En-Suite

Comprising of shower cubicle with stainless steel over head mains shower with stainless steel mixer taps. Wash hand basin. WC. Stainless steel heated towel rail. Extractor fan. Double glazed window to the front.

Bedroom Two

9' x 9' 1" (2.74m x 2.77m)
Double-glazed window to the front. Television point. Fitted wardrobes. Radiator.

Bedroom Three

11' 9" x 7' 9" (3.58m x 2.36m)
Double-glazed window to the side. Radiator. Storage cupboard.

Bathroom

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

Outside

To the front of the property there is a small walled garden area. Enclosed south facing rear garden with patio area. Mainly laid to lawn with shrub borders, the use of an outside tap and power point. Access to GARAGE, with electric, via side door from garden or the up and over door.



view this property online williamhbrown.co.uk/Property/HUN105732



welcome to

Canon Pott Close, Heacham, King's Lynn

- DETACHED 3 Bedroom House
- Central location to Heacham
- Family Bathroom, En-suit and Downstairs WC
- Off Road Parking and Garage
- Utility Room

Tenure: Freehold EPC Rating: C

offers over

£340,000



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

view this property online [williamhbrown.co.uk/Property/HUN105732](https://www.williamhbrown.co.uk/Property/HUN105732)



Property Ref:
HUN105732 - 0005

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.



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)