



Woodside Avenue, Heacham, King's Lynn, PE31 7EW

welcome to

Woodside Avenue, Heacham, King's Lynn

This BEAUTIFULLY PRESENTED 3 Bedroom detached house boasts STUNNING field views to the rear. Generous enclosed rear Garden. Bathroom, Cloakroom, lounge, open plan kitchen/ dining room and garden room. Large shingle driveway and a single garage.



Accommodation:

Entrance Hall

Double glazed door to the front. Radiator. Staircase to first floor.

Cloakroom

W.C. Wash hand basin with stainless steel taps. Radiator. Double glazed frosted window to the side. Part tiled walls and tiled floors.

Lounge

12' 9" max x 17' max (3.89m max x 5.18m max)
Double glazed window to the front. Radiator.
Television point. Understairs storage cupboard with access to the gas boiler.

Dining Room

8' 4" x 10' 5" (2.54m x 3.17m)
Open plan dining space. Wall mounted wall and base units. Radiator.

Kitchen

7' 2" x 10' 4" (2.18m x 3.15m)
Comprising base and walls units, integrated fridge, freezer and dishwasher, built in double electric ovens and hob with a stainless steel extractor hood and light over, space and plumbing for washing machine, worksurfaces with lighting over, composite 1 1/2 sink with drainer, tiled splashbacks, and double glazed window to the rear.

Garden Room

12' 7" x 10' 7" (3.84m x 3.23m)
Double glazed PVCU with doors to the rear and side. Radiator.

First Floor Landing

Double glazed window to the side. Loft access, part boarded. Storage cupboard housing the hot water tank and shower pump.

Bedroom One

16' 8" x 9' 8" (5.08m x 2.95m)
Double glazed window to the front and side. Two radiators.

Bedroom Two

9' 8" x 9' 2" (2.95m x 2.79m)
Double glazed window to the rear. Radiator.
Television point. Fitted wardrobes.

Bedroom Three

11' x 6' 3" (3.35m x 1.91m)
Double glazed window to the front. Radiator. In-built storage.

Bathroom

Fully tiled walls and floor, stainless steel heated towel rail, obscure window to the rear, W.C. Wash hand basin set in vanity unit, bath with mains shower over and shower screen.

Outside

There is ample parking on the gravel driveway, to the front and side providing off road parking and access to the garage, with flower and shrub borders. The rear garden is mainly lawned with patio areas, garden shed to the side of the property, plants, trees and shrubs and adjoins open farmland providing uninterrupted views.



check out more properties at williamhbrown.co.uk



welcome to

Woodside Avenue, Heacham King's Lynn

- * STUNNING FIELD VIEWS *
- Detached 3 Bedroom House
- Family Bathroom & Cloakroom
- Beautiful Rear Garden with Patio
- Open Plan Kitchen/ Dining Room and Conservatory

Tenure: Freehold EPC Rating: Awaited

£425,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HUN106138 - 0002

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.



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk