





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.





## 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

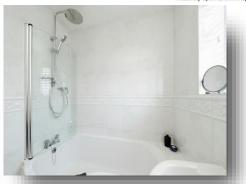
Tenure: Freehold EPC Rating: Awaited

£425,000



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