



**Meadow Road, Heacham, King's Lynn, PE31 7DY**

**welcome to**

**Meadow Road, Heacham, King's Lynn**

Found in a hugely popular coastal village, this detached bungalow has stacks of potential throughout! With two double bedrooms, a conservatory to rear, walk-in wet room & further guest W.C, low maintenance gardens, a garage with driveway for parking and potential to improve, viewing is essential!



## **The Accommodation**

Entrance door to:

### **Entrance Hall**

With double glazed door to front, built in storage cupboard housing boiler, further built in storage cupboard, access to the loft space and radiator.

### **Living Room**

15' 7" max. x 11' 9" max. ( 4.75m max. x 3.58m max. )

With electric effect fire, double glazed window to front and radiator.

### **Kitchen**

12' 9" max. x 12' ( 3.89m max. x 3.66m )

With a range of wall and base units with work surface over, stainless steel sink unit with stainless steel mixer taps over, space and plumbing for washing machine, electric oven, space and plumbing for dishwasher, space for fridge/freezer, two built in storage cupboards, dual aspect windows to both the rear and side, double glazed door to rear and radiator.

### **Conservatory**

14' 5" x 9' 5" ( 4.39m x 2.87m )

Being of double glazed UPVC construction, with double glazed door to rear.

### **Cloakroom**

With W.C and wash hand basin with stainless steel taps over.

### **Bedroom One**

11' 9" x 11' 8" ( 3.58m x 3.56m )

With built in storage cupboard, double glazed window to front and radiator.

### **Bedroom Two**

9' 7" x 11' 8" ( 2.92m x 3.56m )

With built in storage cupboard, double glazed window to rear and radiator.

### **Wet Room**

With W.C, wash hand basin with stainless steel taps over, walk-in shower enclosure with shower attachment over, electric heater, extractor fan, two double glazed windows to rear and electric heater.

### **Outside**

#### **Front Garden**

To the front of the property is a low maintenance garden which is mainly laid to lawn with a driveway for off road parking and access to:

#### **Garage**

Being brick built.

#### **Rear Garden**

To the rear of the property is an enclosed garden which is mainly laid to lawn with personal access to the Garage.



**view this property online** [williamhbrown.co.uk/Property/HUN106193](http://williamhbrown.co.uk/Property/HUN106193)



welcome to

## Meadow Road, Heacham, King's Lynn

- Detached Bungalow
- Two Double Bedrooms
- Stacks of Potential Throughout
- Garage & Driveway for Parking
- Conservatory to Rear

Tenure: Freehold EPC Rating: C

guide price

**£280,000**



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.localagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HUN106193](http://williamhbrown.co.uk/Property/HUN106193)



Property Ref:  
HUN106193 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01485 534506**



[hunstanton@williamhbrown.co.uk](mailto:hunstanton@williamhbrown.co.uk)



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



[williamhbrown.co.uk](http://williamhbrown.co.uk)