









welcome to

Pine Mall, Heacham, KING'S LYNN

* NO CHAIN * Situated in the COASTAL village of Heacham in a lovely quiet cul-de-sac, is this detached and spacious, three bedroom bungalow. Consisting of a large lounge, kitchen, dining room, conservatory, family bathroom, driveway and garage. A Must View!













Accommodation:

Entrance Hall

Double glazed door to the front. Radiator.

Lounge

22' 8" max x 10' max (6.91m max x 3.05m max) Two double glazed windows to the front. Television point. Radiator.

Dining Room

9' 5" x $\overline{1}$ 1' 4" (2.87m x 3.45m) One double glazed windows to the front. Radiator.

Kitchen

9' 4" max x 11' 11" max (2.84m max x 3.63m max) Range of wall and base units with inset sink with stainless steel mixer tap and worksurfaces over. Space and plumbing for washing machine and dishwasher. Space for a tumble dryer, fridge freezer and electric oven. Gas boiler. Double glazed window to the rear and doors leading to:

Conservatory

10' 2" x 7' 7" (3.10m x 2.31m)
UPVC windows and door to the rear. Radiator.

Bedroom One

11' 7" max x 10' 9" max (3.53m max x 3.28m max) Double glazed window with a view of the rear garden. Fitted cupboards. Built-in storage. Radiator.

Bedroom Two

11' 2" x 8' 6" (3.40m x 2.59m)

Double glazed window with view to the rear garden. Radiator.

Bedroom Three

10' x 9' 5" (3.05m x 2.87m) Double glazed window to the side. Radiator.

Bathroom

Bath with mixer taps and shower over. Wash hand basin with stainless steel taps. W.C. Heated towel rail. Shower cubicle with mains shower. Two extractor fans. Double glazed window to the side.

Outside

The front of the property consists of a brickweave driveway leading to the single garage with electric door. A shingled area with shrubs.

The rear garden is laid to lawn with a brickweave patio area to the rear of the conservatory.





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Pine Mall, Heacham, KING'S LYNN

- Detached Three Bedroom Bungalow
- Quiet Cul-de-Sac
- Poplar Coastal Village
- Conservatory
- Driveway & Garage

Tenure: Freehold EPC Rating: D

£350,000

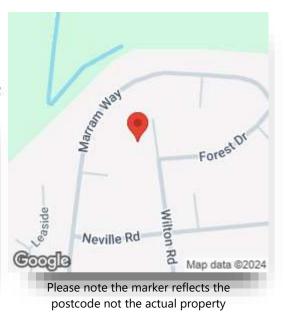


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form port of any agreement. No fability is taken for any error, omission or missioner. A party man at any upon the own impactioning. Provised by www.footingant.com.









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Property Ref: HUN106272 - 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.





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