



**Broadway, Heacham, King's Lynn, PE31 7JJ**

**welcome to**

**Broadway, Heacham, King's Lynn**

This two bedroom detached bungalow is situated in the centre of Heacham and conveniently close to the schools and amenities. The property has the benefit of gas central heating, modern open plan lounge/kitchen/diner, family bathroom, en-suite and conservatory. Double garage with workshop behind.



## **Accommodation:**

### **Entrance Hall**

Double glazed door to the side. Radiator. Storage cupboard housing hot water tank.

### **Open Plan Kitchen/Lounge/Diner**

30' max x 13' 2" max ( 9.14m max x 4.01m max )

#### **Lounge**

Double glazed doors and two windows to the side. Television point. Radiator. Doors leading through to the conservatory.

#### **Kitchen/Diner**

Fitted with wall and base units with worktops over. Stainless steel 1 and 1/2 bowl sink with drainer unit. Integrated raised electric oven and microwave. Electric hob with extractor hood. Integrated dishwasher, under counter fridge and under counter freezer. Radiator.

### **Conservatory**

10' 5" x 9' 5" ( 3.17m x 2.87m )

Double glazed UPVC windows. Double glazed door to the rear garden. Radiator.

### **Study**

8' max x 5' 4" max ( 2.44m max x 1.63m max )

Double glazed window to the rear. Radiator.

### **Bedroom One**

13' 8" max x 11' 9" max ( 4.17m max x 3.58m max )

Double glazed window to the front. Two in-built storage cupboards. Television point. Radiator.

### **En-Suite**

Wash hand basin with vanity. W.C. Shower cubicle with mains shower. Stainless steel heated towel rail. Tiled walls and floor. Extractor fan. Double glazed window to the rear.

### **Bedroom Two**

15' max x 11' max ( 4.57m max x 3.35m max )

Double glazed windows to the front and side. In-built wardrobe space. Television point. Radiator.

### **Bathroom**

Pedestal wash hand basin. W.C. Bath with stainless steel taps. Shower cubicle with mains shower. Extractor fan. Two stainless steel heated towel rails. Double glazed window to the side.

### **Outside**

The front of the property provides ample parking on the gravel driveway and access to the double garage.

The well established, enclosed, rear garden in shingled with a pond and wooden decking. Access garage through the side door and to the workshop located at the end of the garage.



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## Broadway, Heacham, King's Lynn

- Two Bedroom Detached Bungalow
- Open Plan Kitchen/Lounge/Diner
- Family Bathroom & En-Suite
- Double Garage & Workshop
- Conservatory

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£425,000**



The 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



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Property Ref:  
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