









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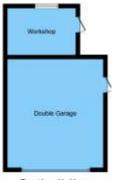
- Two Bedroom Detached Bungalow
- Open Plan Kitchen/Lounge/Diner
- Family Bathroom & En-Suite
- Double Garage & Workshop
- Conservatory

Tenure: Freehold EPC Rating: B

offers in the region of

£400,000





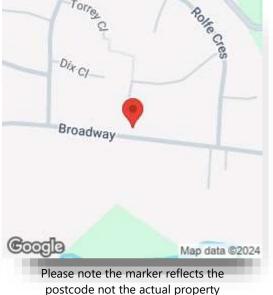
Outbuilding

This foor plan is for illustrative purposes only. It is not desen 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 from part of any agreement. No legislate is taken for any error, on issuant or missiantement. A party must refly upon its own impactions). Prevened by well-









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Property Ref: HUN106291 - 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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