



Hunstanton Road, Heacham, King's Lynn, PE31 7JY

welcome to

Hunstanton Road, Heacham, King's Lynn

A fantastic opportunity to purchase this deceptively spacious, detached chalet bungalow with open sea views across the Heacham Golf Course. Consisting of 3 bedrooms, front & back porch, lounge, kitchen, dining room, utility, downstairs shower room & en-suite. Ample parking on the driveway & garage.



Accommodation:

Entrance Porch

Double glazed front door. UPVC windows. Tiled floor.

Entrance Hall

Double glazed door with frosted window above. Storage cupboard. Radiator.

Lounge

14' plus bay window x 12' 5" max (4.27m plus bay window x 3.78m max)

Double glazed bay window with views to the front. Gas fireplace. Television point. Ceiling fan. Radiator. Carpets.

Dining Room

15' 1" x 16' 2" (4.60m x 4.93m)

Double glazed door to the side and double doors to the rear. Two radiators. Television point. Carpet. Stairs to the first floor landing.

Kitchen

12' 4" max x 9' 9" max (3.76m max x 2.97m max)

Fitted with wall and base units with worktops over. Stainless steel sink with mixer tap and drainer. Space and plumbing for dishwasher. Space for under counter fridge and freezer. Electric oven and electric hob. Radiator. Internal window to the hallway. Double glazed window to the side. Door to rear porch. Access to:

Utility Room

6' x 3' 9" (1.83m x 1.14m)

Wall mounted cupboards. Worktop. Space and plumbing for washing machine. Gas boiler (4 years old) Fuse board. Tiled floor. Obscure double glazed window to the side.

Rear Porch

Half wall, tiled. Tiled floor. Double glazed door to the rear. UPVC windows. Vent.

Bedroom Two

11' 8" max x 12' 5" max (3.56m max x 3.78m max)

Double glazed bay window with views to the front. Radiator. Carpet. In-built wardrobes.

Bedroom Three

9' 5" x 12' 4" (2.87m x 3.76m)

Double glazed window to the side. Radiator.

Downstairs Shower Room

Wash hand basin and vanity unit. W.C. Heated towel rail/radiator. Extractor fan. Walk-in shower with mains shower. Frosted double glazed window.

First Floor Landing

Storage cupboard

Bedroom One

28' 8" max x 11' 6" max (8.74m max x 3.51m max)

Two double glazed windows to each side. Three storage cupboards in the eaves. Easily removeable inbuilt shelving to give easier access for furniture removal. Two Radiators. access to:

En-Suite

Pedestal wash hand basin, Bath with mixer taps and shower hand set. W.C. Bidet. Radiator. Obscure double glazed window. Part tiled walls. Restricted head height.

Garage

12' 4" x 20' (3.76m x 6.10m)

Double glazed door to the side. Electric up and over door. Pitched roof.

Outside

The front of the property boasts spectacular sunset sea views across the Heacham Golf Course. Ample parking on the shingle driveway, bordered by plants, flowers and shrubbery as well as access to the detached garage.

Fully enclosed rear garden, mainly laid to lawn with shrubs, plants and trees, a patio area to the side of the dining room and side access to the garage.

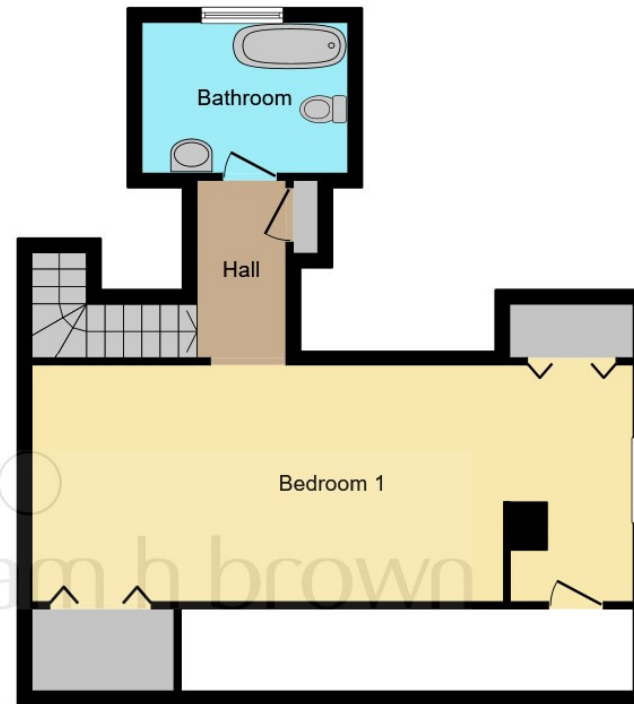


view this property online williamhbrown.co.uk/Property/HUN106252

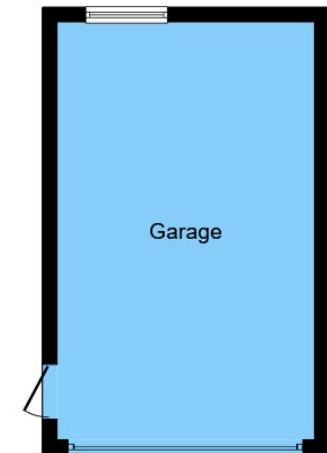




Ground Floor



First Floor



Garage

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.focalagent.com

welcome to

Hunstanton Road, Heacham, King's Lynn

- 3 Bedroom Detached Chalet Bungalow
- * NO CHAIN *
- Sunset Sea Views Across Heacham Golf Course
- Utility Room
- Driveway & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£465,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106252



Property Ref:
HUN106252 - 0005

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



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk