



**Cross Way, Heacham, King's Lynn, PE31 7TB**

**welcome to**

**Cross Way, Heacham, King's Lynn**

Detached bungalow situated on a corner plot, in a quiet cul-de-sac, in Heacham with great bus routes and close to the beach. The property has 2 double bedrooms, lounge, modern kitchen, family shower room, shingle driveway, access to single garage and enclosed rear garden. A must view!



## Accommodation:

### Hallway

Double glazed front door. Two storage cupboards, one housing an immersion hot water tank. Radiator. Loft access with standard and foam insulation.

### Lounge

16' 3" x 12' 2" max ( 4.95m x 3.71m max )  
Double glazed window to the front. Radiator.  
Television point. Fireplace with multi burner. Wooden flooring.

### Kitchen

10' 9" max x 10' 5" max ( 3.28m max x 3.17m max )  
Modern kitchen with wall and base units with work surfaces over. Stainless steel sink with drainer and mixer tap. Electric over and hob with extractor fan above. White tiled splashback. Space for fridge/freezer. Space and plumbing for washing machine and slimline dishwasher. Radiator. Double glazed window with rear garden views.

### Bedroom One

13' 1" x 9' 6" ( 3.99m x 2.90m )  
Double glazed window to the rear. USB sockets. Radiator.

### Bedroom Two

10' x 10' 4" ( 3.05m x 3.15m )  
Double glazed window to the side. UBS sockets. Radiator.

### Shower Room

Wash hand basin with vanity unit. W.C. Shower cubicle with mains shower over. Tiled floor and walls. Heated towel rail. Obscure double glazed window to the rear.

## Garage

Single garage with electric up and over door.

## Outside

The property sits on a corner plot providing ample car parking space on the shingled garden and additional parking on the driveway leading to the single garage.

Fully enclosed rear garden with side garden access. Mainly laid to lawn with a decking seating area. Garden shed. Side garage access.



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](http://www.focalagent.com)



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## Cross Way, Heacham, King's Lynn

- Detached 2 Double Bedroom Bungalow
- Quiet Cul-De-Sac
- Corner Plot
- Ample Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in the region of

**£310,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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