



Robin Hill, Heacham, King's Lynn, PE31 7SS

welcome to

Robin Hill, Heacham, King's Lynn

Nestled in a quiet location within a sought after coastal village, this imposing detached home is a must view! Offering three reception rooms, four bedrooms, with a master en-suite, utility room, double garage and woodland views to rear, it's set to make a fantastic family home!



The Accommodation

Entrance door to:

Entrance Porch

With door to front, tiled flooring and door to:

Entrance Hall

With stairs to the first floor landing, under stairs storage cupboard, further storage cupboard and radiator.

Living Room

18' 5" x 13' 4" (5.61m x 4.06m)

With electric fireplace in a brick fireplace, TV point, window to rear and patio doors to:

Conservatory

With windows to all sides and door to the rear garden.

Dining Room

12' x 10' 5" (3.66m x 3.17m)

With window to rear and radiator.

Kitchen

16' 4" x 9' 3" (4.98m x 2.82m)

With a range of fitted kitchen units at wall and base level with work surface over, 1 1/2 bowl sink unit with taps over, integrated fridge, integrated gas hob with extractor hood over, integrated eye level double oven, window to side and door to:

Utility Room

With sink unit with taps over, space and plumbing for washing machine, space for fridge/freezer, space for tumble dryer and wooden stable door to side.

Downstairs Cloakroom

With W.C, wash hand basin with taps over, window to side and heated towel rail.

First Floor Landing

With built in airing cupboard housing hot water tank and window to front.

Master Bedroom

13' 4" x 12' (4.06m x 3.66m)

With four built in wardrobes, window to rear and door to:

Master En-Suite

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, shaver point, window to side and heated towel rail.

Bedroom Two

13' 4" x 10' 8" max. (4.06m x 3.25m max.)

With two built in wardrobes, window to rear and radiator.

Bedroom Three

8' 11" x 8' 11" (2.72m x 2.72m)

With window to front and radiator.

Bedroom Four

10' 1" x 7' 4" (3.07m x 2.24m)

With window to rear and radiator.

Family Bathroom

With W.C, wash hand basin with taps over, bath with taps and shower attachment over, shaver point, window to front and radiator.

Outside

Front Garden

To the front, there is a large driveway, providing plenty of space for off road parking and access to:

Double Garage

With two garage doors to front and shed to rear.

Rear Garden

To the rear, the property backs onto woodlands and the garden is largely lawned with a paved patio area and an area of shingle.



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welcome to

Robin Hill, Heacham, King's Lynn

- Spacious Detached Home
- Four Bedrooms with Master En-Suite
- Separate Living & Dining Rooms, Plus a Study
- Double Garage with Plenty of Parking
- Kitchen with Adjoining Utility Room

Tenure: Freehold EPC Rating: D

£470,000



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 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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