



Poplar Avenue, Heacham, King's Lynn, PE31 7EB

welcome to

Poplar Avenue, Heacham, King's Lynn

Located within the popular, coastal village of Heacham, lies this charming 3 bedroom end-terraced house. The property is bursting with character whilst being finished with a contemporary style throughout, offering an extensive lounge/diner, modern kitchen & garden room, plus large bedrooms & garden.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front.

Entrance Hall

Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Double-glazed window to the rear.

Lounge

11' 2" x 15' 2" max (3.40m x 4.62m max)
Double-glazed bay window to the front. Radiator.

Dining Area

12' x 11' 2" (3.66m x 3.40m)
Double-glazed window to the rear. Radiator.

Kitchen

10' x 11' 11" (3.05m x 3.63m)
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & a gas hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & tumble dryer. Double-glazed window to the side.

Garden Room

10' max, narrowing to 6' 10 x 7' 4" extending to 10' 3 (3.05m max, narrowing to 6' 10 x 2.24m extending to 10' 3)
Double-glazed window to the rear. Double-glazed French doors to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Loft access. Storage cupboard. Radiator. Double-glazed window to the rear.

Bedroom One

11' 11" x 15' 1" into bay window (3.63m x 4.60m into bay window)
Double-glazed bay window to the front. Radiator.

Bedroom Two

11' 8" x 11' 9" (3.56m x 3.58m)
Double-glazed window to the side. Radiator.

Bedroom Three

10' 1" x 12' 4" (3.07m x 3.76m)
Double-glazed window to the side. Radiator.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed window to the front.

Outside

To the rear of the property, the garden is partly laid to lawn alongside a patio area.



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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welcome to

Poplar Avenue, Heacham, King's Lynn

- Extended, 3 bedroom end-terraced house
- Lounge + dining area
- Contemporary kitchen
- Large bedrooms with family bathroom
- Good-sized rear garden

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HUN106538 - 0003

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