



**Blackthorn Close, Heacham, PE31 7FG**



**welcome to**

**Blackthorn Close, Heacham**

A charming 4 bedroom detached home in the sought-after coastal village of Heacham, just a short distance from the beach. The property features a bright kitchen/diner with French doors, a cosy lounge with a wood-burning stove, an en suite, ample parking, garage & a private, south-facing garden.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Stairs leading to the first floor landing. Storage cupboard. Radiator.

**Cloakroom**

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

**Lounge**

14' 9" x 17' 5" ( 4.50m x 5.31m )

Double-glazed window to the front. Exposed brick fireplace with wood burning stove. Two radiators. Glazed double doors to:

**Kitchen / Diner**

22' 11" x 10' 7" ( 6.99m x 3.23m )

This fitted kitchen includes both wall & base units with work surfaces over, a butler sink with mixer tap, a low-level electric oven & an electric hob. There is also an integrated dishwasher, as well as space for a fridge/freezer. Two radiators. Tiled flooring & tiled splashback. Double-glazed window to the rear. Double-glazed French doors to the rear leading to the rear garden.

**Utility Room**

Fitted with floor-to-ceiling storage cupboard. Space & plumbing for a washing machine & tumble dryer. Tiled flooring. Radiator. Double-glazed door to the side.

**First Floor Landing**

Stairs from the entrance hall. Airing cupboard. Loft access.

**Bedroom One**

13' 6" x 15' 2" ( 4.11m x 4.62m )

Double-glazed window to the front. Built-in wardrobes. Radiator. Feature fireplace.

**En Suite**

Fitted with WC, pedestal wash hand basin & corner shower cubicle. Stainless steel heated towel rail.

**Bedroom Two**

8' 7" x 12' 10" ( 2.62m x 3.91m )

Double-glazed window to the rear. Radiator.

**Bedroom Three**

10' 4" x 11' 10" ( 3.15m x 3.61m )

Double-glazed window to the rear. Radiator.

**Bedroom Four**

6' 11" x 8' 11" ( 2.11m x 2.72m )

Double-glazed window to the rear. Radiator.

**Shower Room**

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Double-glazed window to the front.

**Outside**

To the front of the property, a generous gravelled driveway provides off-road parking for several cars & leads to the garage. To the rear, the private, south-facing rear garden is fully enclosed and is mainly laid to lawn, alongside a patio area and various plants, shrubs, hedges & young trees.

**Garage**

9' x 18' 2" ( 2.74m x 5.54m )



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welcome to

## Blackthorn Close, Heacham

- Four bedroom detached family home
- Highly sought-after coastal location near Heacham Beach
- Spacious open plan kitchen/diner with French doors to the garden
- Utility room + ground floor WC
- Gravelled driveway & garage with off-road parking for multiple cars

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

**£515,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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