



Marram Way, Heacham, PE31 7AH

welcome to

Marram Way, Heacham

Detached 3 bedroom bungalow near Heacham North Beach with coastal park views from rear decking. Lounge/diner, kitchen, bathroom, driveway, garage and no onward chain.



Entrance Hall

(L-shaped) With night storage heater and access to loft space.

Lounge-Diner

23' 4" narrowing to 15' 11" x 8' 11" (7.11m narrowing to 4.85m x 2.72m)

(L-shaped) Double aspect room with bay window to the front and window to the side, night storage heater, Yorkshire stone fireplace with electric fire. This room has carpet to the floor but there is beautiful parquet flooring underneath.

Kitchen

12' 5" x 11' 1" (3.78m x 3.38m)

Wooden base units, wall units and fitted drawers, fitted worktops, inset 1 1/2 bowl ceramic sink and drainer, integrated electric hob with extractor hood over and double oven, space for washing machine and fridge, night storage heater, vinyl flooring, storage and pantry cupboard.

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)

Window to rear aspect with views over open land to the sea, night storage heater.

Bedroom Two

10' 11" x 10' 10" (3.33m x 3.30m)

Window to the rear with open views towards the sea, night storage heater.

Bedroom Three

8' 9" x 8' 2" (2.67m x 2.49m)

Window to side, night storage heater.

Shower Room

Walk-in shower cubicle, pedestal hand basin with mixer tap, heated towel radiator, large airing cupboard, obscure window to the side.

Separate wc

WC and obscure window to side.

Garage

18' 2" x 9' 9" (5.54m x 2.97m)

The garage is currently being used a sewing room but would also lend itself to a hobby room or office. There is an up and over door to the front, window to rear, door to side, fitted shelving and storage units and electric points.

Outside

Private brickweave driveway providing ample off road parking leading to the detached garage. Easily maintained paved garden to the front with flower beds.

One of the standout features of this property is the rear garden which has a lawn with bordering shrubs and plants and there is a decked area which enjoys uninterrupted views over the neighbouring coastal park - a tranquil spot to watch the wildlife, enjoy a morning coffee or take in Norfolk's famously big skies. A bird hide is in place with feeding stations and there is a greenhouse.



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welcome to

Marram Way, Heacham

- Detached bungalow close to Heacham North Beach
- Three bedrooms and well-proportioned bathroom
- Spacious lounge and dining area
- Kitchen with garden access
- Decking with views over the coastal park

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106706 - 0011

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