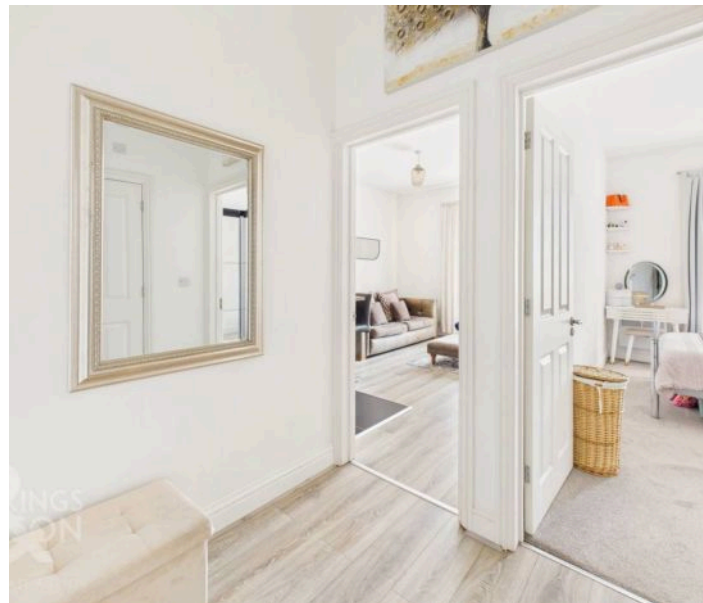




Heckingham Park Drive, Hales - NR14 6FJ





## Heckingham Park Drive

Hales, Norwich

NO CHAIN. This MODERN and CHARACTERFUL ground floor flat is located in a secure gated style development, offering a truly peaceful setting with an impressive 6.5 acres of well-kept COMMUNAL GROUNDS to enjoy. The perfect blend of convenience and lifestyle, this property boasts communal facilities that include a GYM and TENNIS COURT, ensuring you can stay active without leaving home. PARKING will never be an issue with ALLOCATED and visitor parking available on site. Inside, you will find WELL KEPT COMMUNAL HALLWAYS, leading to a private hall entrance, spacious 20' OPEN PLAN KITCHEN/LIVING SPACE ideal for entertaining, complete with HIGH CEILINGS and LARGE WINDOWS that flood the interior with excellent NATURAL LIGHT. The 14' DOUBLE BEDROOM provides a cosy retreat, while the family bathroom with SHOWER and contrasting tiling adds a touch of luxury to every-day routines.

Council Tax band: A

Tenure: Leasehold

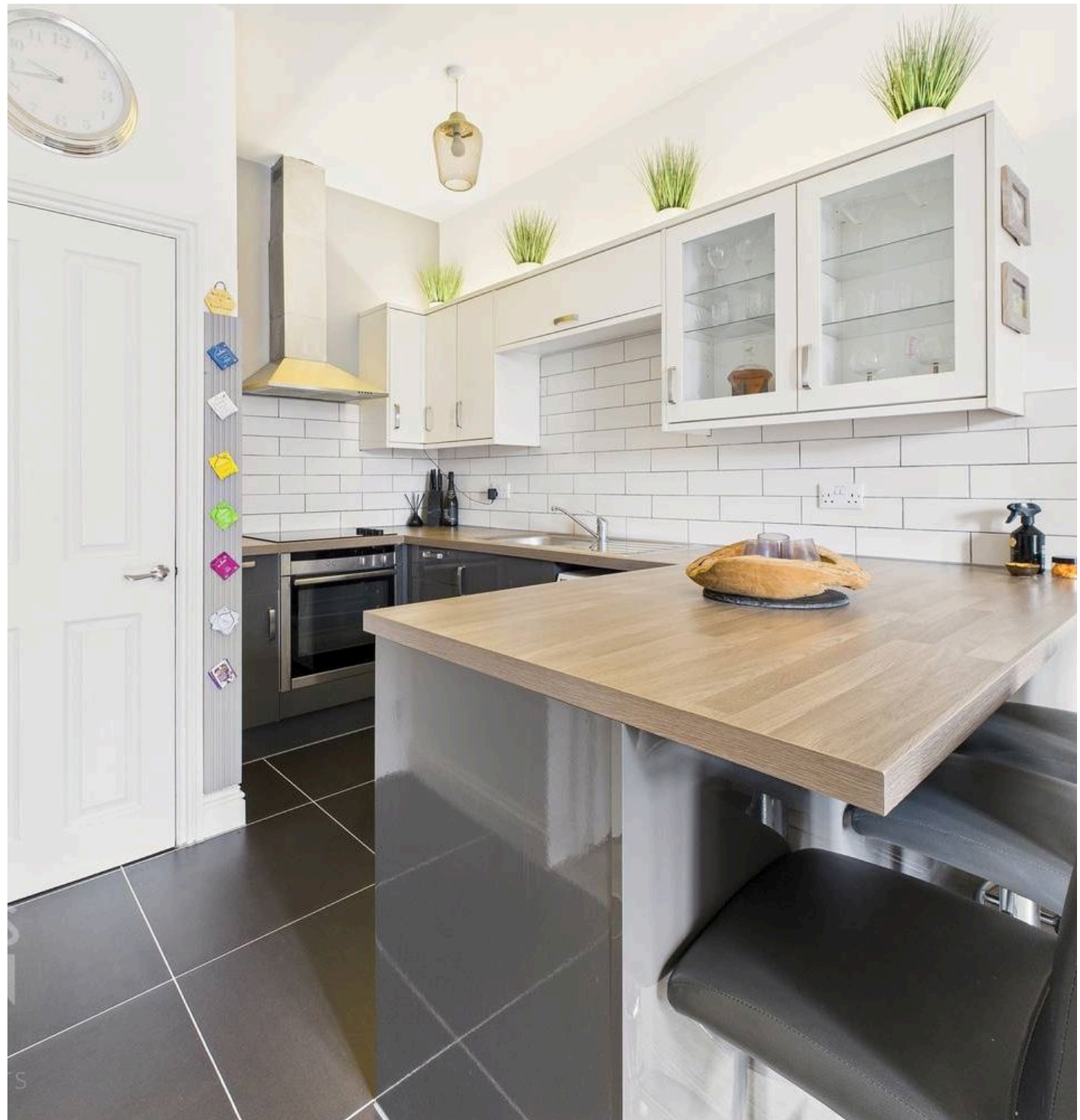
EPC Energy Efficiency Rating: D

- No Chain!
- Modern Ground Floor Flat
- Communal Facilities include a Gym & Tennis Court
- Allocated & Visitor Parking
- 20' Open Plan Kitchen/Living Space
- High Ceilings & Large Windows for Excellent Natural Light
- 14' Double Bedroom
- Family Bathroom with Shower & Contrasting Tiling

Hales is a small village situated off the A146, offering a garage/shop, restaurant/takeaway, village hall and village cricket and bowls club. Loddon is approximately two miles away and offers a regular bus service to the Cathedral City of Norwich and Lowestoft (the bus stop is a 5min walk away from the property), whilst also boasting an extensive range of amenities which include a supermarket, doctors, dentist, and opticians.

#### SETTING THE SCENE

Accessed via a communal entrance with a secure entry intercom system, an internal hallway leads to the main entrance door.





## THE GRAND TOUR

Once inside, the hall entrance is finished with wood effect flooring underfoot and a cupboard concealing the electric fuse box, with doors leading to the living space and bedroom accommodation. The main living space is open plan to the kitchen with wood effect flooring flowing underfoot, and a feature full height window overlooking the communal courtyard within the development. Flooded with excellent natural light and sitting under a high level ceiling, the living space continues with a breakfast bar which forms part of the kitchen units with extensive storage. The kitchen includes an inset electric ceramic hob and built-in electric oven with the extractor fan above, with tiled splash-backs running around the work surface. Space is provided for a fridge and washing machine whilst a useful cupboard is built-in to one corner. The main double bedroom sits adjacent finished with fitted carpet, a large window and high level ceilings above - once again allowing excellent natural light to flow into the room. Completing the property is a family bathroom which offers an immaculately presented white three piece suite including a hand wash basin with storage cupboard under panelled bath with mixer shower tap and glazed shower screen, with contrasting tiled splash-backs and tiled flooring underfoot.

## FIND US

Postcode : NR14 6FJ

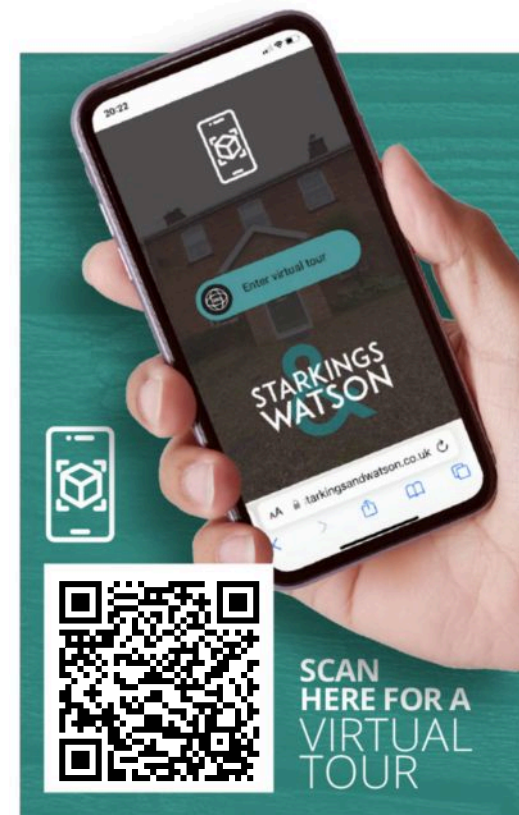
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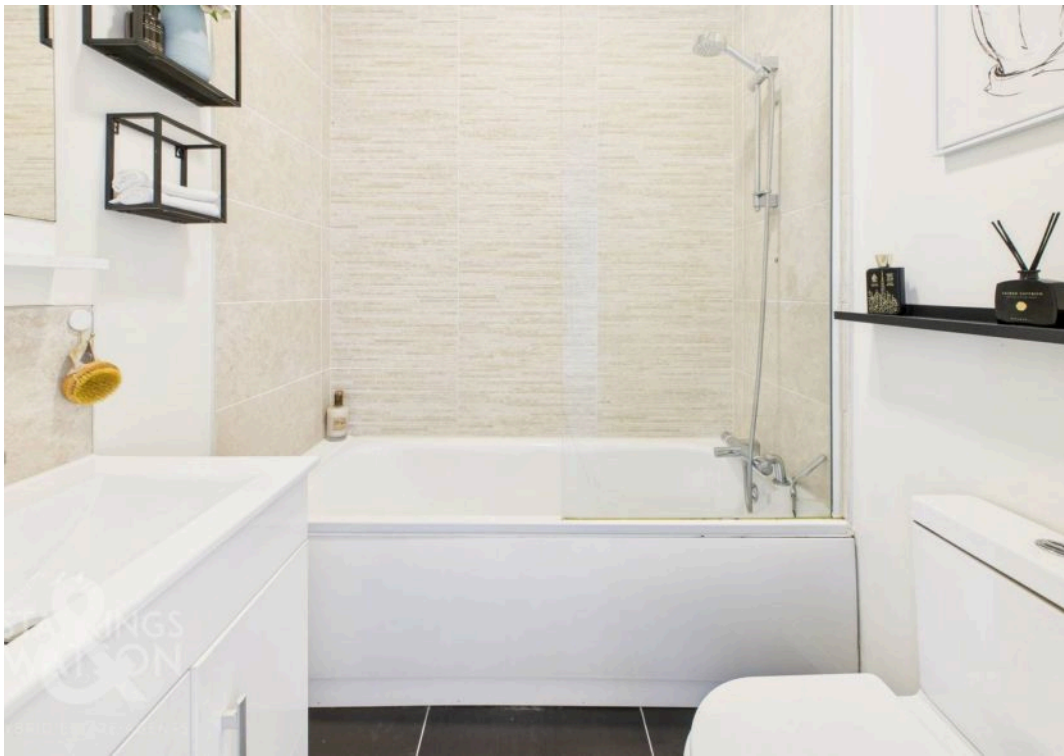
## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property is offered on a leasehold basis, with a remaining term of 89 years. Monthly service charges which include the groundskeeper for the site, buildings insurance, along with use and maintenance of the gym and tennis court are charged in the region of £166.66 PCM.

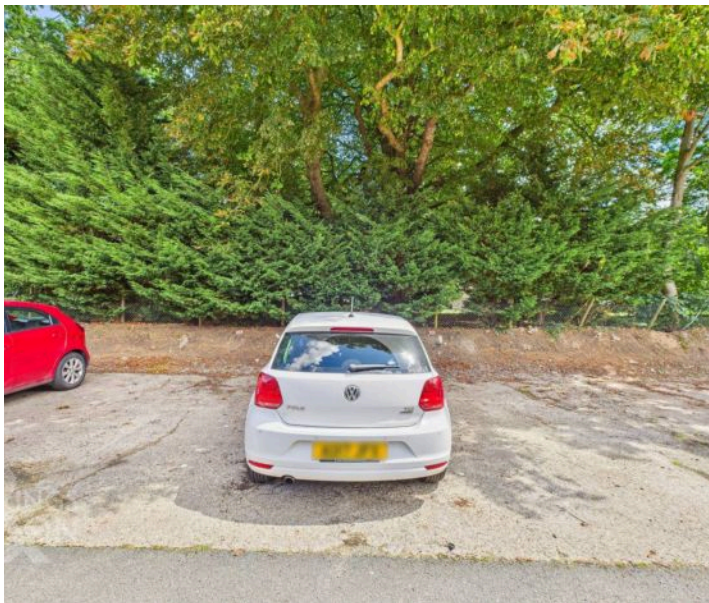






## THE GREAT OUTDOORS

Heckingham Park encompasses some 6.5 acres of communal grounds, including a tennis court and gym which are available for use by occupiers of the site.





**Approximate total area<sup>(1)</sup>**

409 ft<sup>2</sup>

37.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.