

DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 1st exit, A149 towards Hunstanton, next roundabout take the 1st exit A149, then take the next left onto Lamsey Lane. Continue onto Cheney Hill and then turn right onto Collins Lane and then left onto Meadow Road, where the property can be located on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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25 Meadow Road Heacham, King's Lynn Norfolk PE31 7DY

**WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE WITH
DRIVEWAY PARKING**

Heacham, King's Lynn

£285,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL
Laminate flooring, stairs to first floor and window to side aspect. 95 x 6'8 max (2.87m x 2.03m max)

LOUNGE
Fitted carpet, window to front aspect and a double radiator. 11'1 x 10'10 (3.38m x 3.30m)

KITCHEN / DINER
Range of wall, base and drawer units with worktop over. Integrated induction hob and electric oven. Space for washing machine and tumble drier. Window to side aspect and a double radiator. 16'5 x 10'11 (5.00m x 3.33m)

CONSERVATORY
Tiled flooring, French door to rear garden and a double radiator. 14'11 x 11'01 (4.55m x 3.38m)

LANDING
Fitted carpet, loft access, built in cupboard and window to side aspect. 6'2 max x 5'6 (1.88m max x 1.68m)

BEDROOM ONE
Fitted carpet, window to front aspect and double radiator. 11'0 max x 10'11 (3.35m max x 3.33m)

BEDROOM TWO
Fitted carpet, window to rear aspect and double radiator. 10'11 x 10'6 (3.33m x 3.20m)

SHOWER ROOM
Three piece suite comprising of hand wash basin and W.C both within vanity unit. Double walk in shower with thermostatic mixer bar. Tiled flooring, heated towel rail and window to rear aspect. 7'9 x 6'8 (2.36m x 2.03m)

FRONT GARDEN
Gravel driveway, dwarf brick wall and gate leading to rear garden.

REAR GARDEN
Mainly laid to lawn with patio, borders and two timber sheds. Fully enclosed.

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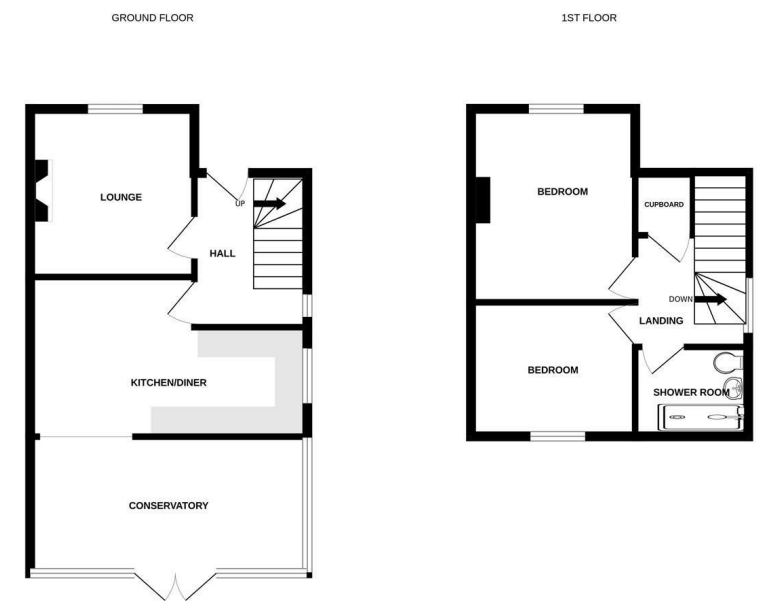
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner, Hipla. A fee of £30 per client applies.

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Nestled on the charming Meadow Road in Heacham, Norfolk this delightful semi-detached house offers a perfect blend of comfort and style. With two double bedrooms, this property is ideal for families, couples, or those seeking a peaceful retreat. Upon entering, you are welcomed into a well-presented reception room that exudes warmth and character, providing an inviting space for relaxation and entertaining. The spacious and bright conservatory further enhances the living area, allowing natural light to flood in and creating a serene environment to enjoy your morning coffee or unwind after a long day. The property boasts a well-maintained rear garden, a true gem for gardening enthusiasts or those who simply wish to enjoy outdoor living. Accompanied by two timber sheds, there is ample storage space for tools, and equipment making it a practical choice for those with hobbies. Parking is made easy with the gravel driveway, ensuring convenience for residents and guests alike. This home is not only well-maintained but also offers a sense of community in a lovely neighbourhood, making it a wonderful place to call home. In summary, this semi-detached house on Meadow Road is a fantastic opportunity for anyone looking to settle in a peaceful area while enjoying the comforts of modern living. With its spacious interiors, beautiful garden, and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your own.



Whilst every effort has been made to ensure the accuracy of the floorplans (containing area measurements) of doors, windows, stairs and any other items an appropriate and no responsibility is taken for any errors, omissions or mis-statements. The plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metropix ©2024



