



**St. Marys Close, Heacham, PE31 7HL**



**welcome to**

**St. Marys Close, Heacham**

A spacious three double bedroom garage-linked house in a cul-de-sac location. Corner plot with scope to extend (STPP), 27'8 lounge/diner, utility, cloakroom, driveway and garage. No chain.



Tucked away in a quiet cul-de-sac, this garage-linked home offers generous living space and the rare bonus of a corner plot, giving scope for extension (subject to planning). The property is offered with no onward chain, making it an excellent opportunity for those looking to move quickly.

The ground floor features a welcoming entrance hall, fitted kitchen, useful utility room and a downstairs cloakroom. The highlight of the home is the impressive 27'8 lounge/diner - a light and versatile space for both family life and entertaining. Upstairs, there are three well-proportioned double bedrooms and a family bathroom, providing balanced accommodation for couples or families.

Outside, the property benefits from a driveway, garage and gardens with potential to further enhance the home to suit personal style and requirements. With gas central heating and double-glazed windows already in place, this is a solid and spacious home ready for its next chapter.

## Cloakroom

## Lounge- Diner

27' 8" x 11' 5" plus recess ( 8.43m x 3.48m plus recess )

## Kitchen

9' 1" x 7' 4" max ( 2.77m x 2.24m max )

## Utility Room

## First Floor

## Landing

## Bedroom One

11' 11" plus recess x 8' 3" ( 3.63m plus recess x 2.51m )

## Bedroom Two

13' 6" including wardrobes x 7' 11" ( 4.11m including wardrobes x 2.41m )

## Bedroom Three

11' 10" extending to 13' 6" x 10' 11" ( 3.61m extending to 4.11m x 3.33m )

## Bathroom

## Garage

## Front And Rear Gardens



***view this property online*** [williamhbrown.co.uk/Property/HUN106637](http://williamhbrown.co.uk/Property/HUN106637)



welcome to

## St. Marys Close, Heacham

- Kitchen, utility room and downstairs cloakroom
- Corner plot offering scope to extend (STPP)
- Driveway and garage
- Gas central heating and double glazing
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £365,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HUN106637](http://williamhbrown.co.uk/Property/HUN106637)



Property Ref:  
HUN106637 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01485 534506**



[hunstanton@williamhbrown.co.uk](mailto:hunstanton@williamhbrown.co.uk)



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**