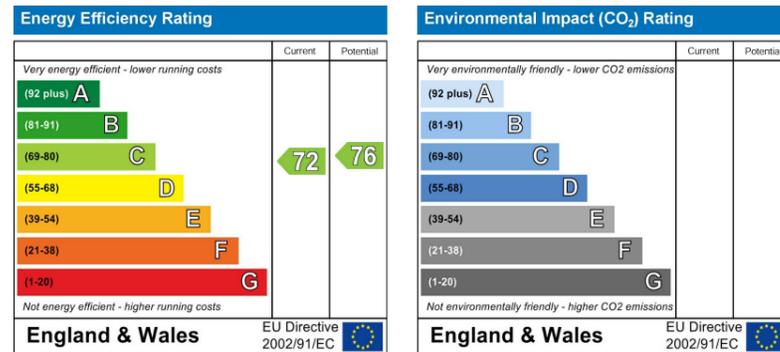


## DIRECTIONS

SATNAV: PE31 7LD



## 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."

*This disclaimer must go on to all probate properties – new and existing:*



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AUCTIONS



24 Collingwood Close Heacham King's Lynn PE31 7LD

**THREE BEDROOM DETACHED BUNGALOW WITH OFF ROAD PARKING**

**King's Lynn**

**£250,000 Freehold**

**Telephone: 0800 6546 333**

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**Email: sales@norfolkpropertyactions.co.uk**



**LOUNGE**

Carpeted, window to front and side aspect, electric fireplace.

**KITCHEN**

Wood flooring. Range of wall-mounted, base and drawer units with countertop over. Large fitted electric hob with extractor hood. Integrated oven and microwave. Large 1/2 bowl stainless steel sink with drainer, mixer tap and window to side above. Decorative stone splashback tiles. Centre island with base units and breakfast bar. Double radiator. Storage cupboard. Open to dining room.

**DINING ROOM**

Wood flooring. Window to side aspect. Double Radiator. Open to family sitting room.

**SITTING ROOM**

Wood flooring. Log burner. Velux Skylights. Large wooden Gable window to rear garden. French doors to patio. Open ceiling with wooden beams. Triple aspect windows to rear garden.

**BATHROOM**

Epoxy flooring. Obscured window to rear. Concealed W.C. Oval bowl sink with mixer tap built over vanity unit. Large fitted bath with mixer tap. Shower enclosure with thermostatic shower. Two heated towel rails. Surround wall tiling.

**UTILITY ROOM**

Tiled flooring. Range of wall-mounted, base and drawer units with countertop over. Door and window to rear garden. Space and plumbing for washing machine and space for tumble dryer. Sink with drainer. Double radiator.

**SHOWER ROOM**

Tiled flooring. Surround wall tiling. Concealed W.C. Hand wash basin with mixer tap and vanity unit. Heated towel rails. Extractor fan. Obscured window to front aspect.

**BEDROOM ONE**

Wood flooring, Designer vertical radiator, french doors to patio. A/C unit

**BEDROOM TWO**

Window to the front. Fitted carpet. Double radiator

**BEDROOM THREE**

Laminate flooring. Window to side aspect. Fitted wardrobes. Double radiator.

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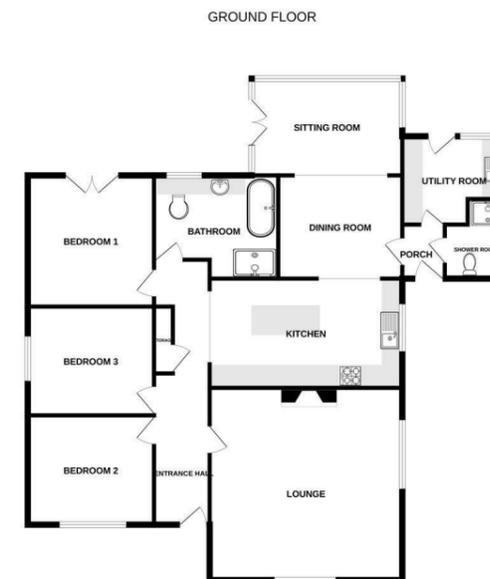
**\*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000 \*\***

Nestled in the charming village of Heacham, this delightful three-bedroom detached bungalow on Collingwood Close offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The open kitchen, dining, and sitting room create a warm and inviting atmosphere, ideal for family gatherings or quiet evenings at home.

The bungalow features a well-appointed bathroom and a separate shower room, ensuring that all your needs are met with ease. Each of the three bedrooms is generously sized, providing a peaceful retreat for rest and relaxation.

Outside, the property benefits from off-road parking, a valuable asset in this tranquil setting. The surrounding area is known for its picturesque landscapes and friendly community, making it an excellent choice for families or those seeking a serene lifestyle. This property is located in walking distance from a major bus route into surrounding towns and villages.

This bungalow is not just a house; it is a home waiting to be filled with memories. With its thoughtful layout and prime location, it presents a wonderful opportunity for anyone looking to settle in this lovely part of



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