Offers in Excess of

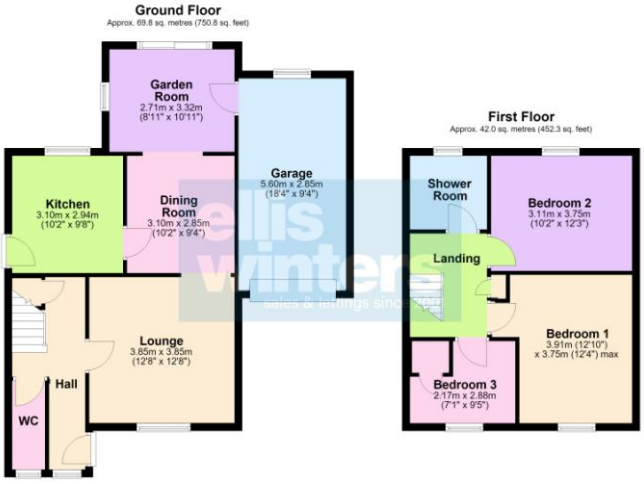
£350,000

3 Veltshaw Close, Heacham, PE31 7JH



To arrange a viewing call us now on 01354 701000

Located a short walk from the beach this detached home has been modernised throughout and is offered with no chain. Features include lounge with log burner, dining room, garden room with vaulted ceiling, refitted kitchen with integral appliances, ground floor WC, three bedrooms and refitted shower room. Outside there is parking leading to garage and utility area plus a very pretty, west facing garden. Viewing is essential on this beautiful home! EPC D



ellis winters
sales & lettings since 2001

Offers in Excess of

£350,000

3 Veltshaw Close, Heacham, PE31 7JH











Located a short walk from the beach this detached home has been modernised throughout and is offered with no chain. Features include lounge with log burner, dining room, garden room with vaulted ceiling, refitted kitchen with integral appliances, ground floor WC, three bedrooms and refitted shower room. Outside there is parking leading to garage and utility area plus a very pretty, west facing garden. Viewing is essential on this beautiful home!

Ground Floor

Hall
Window to front, cupboard housing gas fired boiler, radiator, stairs to first floor and landing.

WC
Fitted with vanity wash hand basin and WC, window to front, radiator.

Kitchen
3.10m (10'2") x 2.94m (9'8")
Fitted with wall and base units with integral double oven, hob, hood, dishwasher and fridge, sink unit with mixer tap, window to rear, radiator, door to side.

Lounge
3.85m (12'8") x 3.85m (12'8")
Window to front, fireplace housing log burner, radiator, opening to:

Dining Room
3.10m (10'2") x 2.85m (9'4")
Radiator, opening to:

Garden Room
3.32m (10'11") x 2.71m (8'11")
Window to side, patio doors to garden, vaulted ceiling, radiator, door to garage.

First Floor & Landing
Access to loft with some boarding, airing cupboard with radiator, radiator.

Bedroom 1
3.91m (12'10") x 3.75m (12'4") max
Window to front, radiator.

Bedroom 2
3.75m (12'3") x 3.11m (10'2")
Window to rear, radiator.

Bedroom 3
2.88m (9'5") x 2.17m (7'1")
Window to front, cupboard, radiator.

Shower Room
Fitted with an oversized shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

Outside
A driveway provides off road parking leading to the Garage 5.60m (18'4") x 2.85m (9'4") with sink unit, space for washing machine, window to rear, radiator, electric roller shutter door. Gated side access leads to the west facing garden which is laid to patio and lawn with flower and shrub borders with outside water and power. There is a further gate from the rear garden.

Freehold
Council tax band C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 **Email**: info@elliswinters.co.uk **ww**.elliswinters.co.uk