





Robin Hill, Heacham King's Lynn PE31 7SS

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Welcome to

Robin Hill, Heacham King's Lynn

Built in 2020 and presented in immaculate condition throughout, this detached bungalow offers stylish and contemporary single storey living in a convenient location between the popular coastal village of Heacham and the Victorian seaside town of Hunstanton. Designed with comfort and practicality in mind, the accommodation includes a spacious kitchen/diner, perfect for both everyday living and entertaining, together with a welcoming lounge and a conservatory overlooking the gardens. An inner hallway leads to two generous double bedrooms and a modern bathroom, all finished to a high standard. Outside, the property benefits from a carport, garage and beautifully maintained gardens that surround the bungalow, providing attractive outdoor space to enjoy throughout the year. Further advantages include air source heating, contributing to the home's energy efficiency and comfort. Offering an exceptional standard of presentation and quality of finish, internal viewing is highly recommended to fully appreciate all that this superb home has to offer. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.













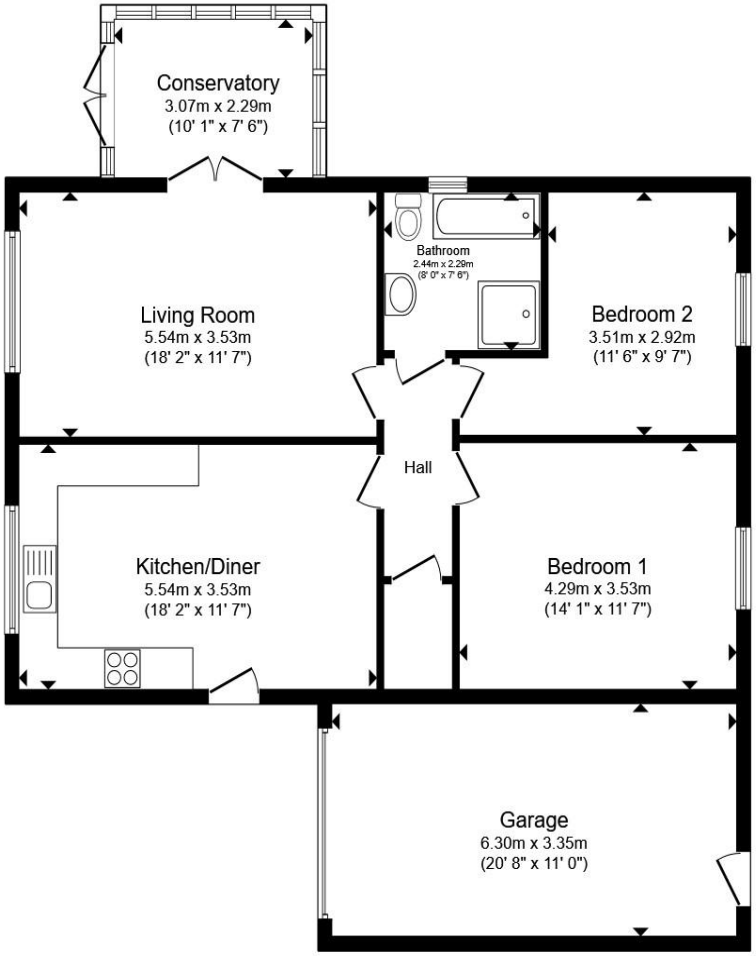

Kitchen-Diner

Living Room

Conservatory

Bedroom One

Bedroom Two

Bathroom

Garage

Total floor area 109.4 m² (1,177 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Welcome to

Robin Hill, Heacham King's Lynn

- Detached bungalow built in 2020
- Immaculately presented throughout
- Two double bedrooms
- Spacious kitchen/diner
- Lounge and conservatory
- Air source heating
- Carport and garage
- Attractive surrounding gardens and viewing recommended

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£390,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107232

The Property Ombudsman

Property Ref:
HUN107232 - 0004

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.

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