



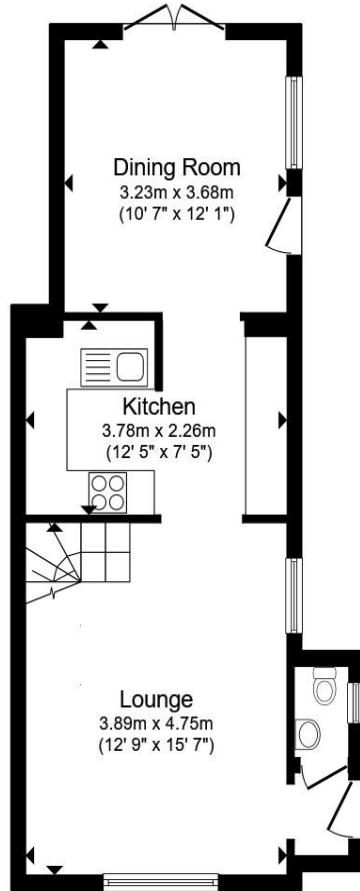
Johnson Crescent, Heacham King's Lynn PE31 7LQ

Welcome to

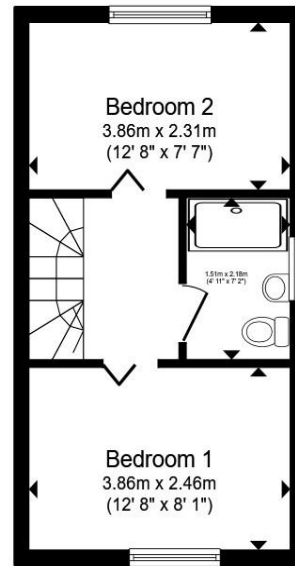
Johnson Crescent, Heacham King's Lynn

Situated at the entrance to a cul-de-sac in the popular coastal village of Heacham, this extended semi detached house offers well proportioned accommodation ideally suited to first time buyers, young families or those looking to downsize without compromise. Heacham benefits from an excellent range of local amenities together with the unique advantage of two beaches, making it one of West Norfolk's most sought after villages. The property has been extended to the rear, creating valuable additional living space and enhancing its versatility. The ground floor comprises an entrance hall, cloakroom, comfortable lounge, fitted kitchen and a second reception room overlooking the rear garden, providing an ideal setting for dining, entertaining or simply relaxing. To the first floor are two bedrooms and a family bathroom. Further benefits include gas central heating and double glazing throughout. Outside, the property enjoys a good-sized rear garden, together with a driveway providing off-road parking and access to the garage. 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.





Ground Floor



First Floor

Entrance Lobby

Cloakroom

Lounge

Kitchen

Dining Room

First Floor

Bedroom One

Bedroom Two

Shower Room

Total floor area 84.5 m² (910 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

Welcome to

Johnson Crescent, Heacham King's Lynn

- Extended semi detached house
- Popular coastal village location
- Two bedrooms
- Additional reception room
- Ground floor WC
- Good sized rear garden
- Driveway and garage
- Gas central heating and double glazing

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106973



Property Ref:
HUN106973 - 0003

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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