



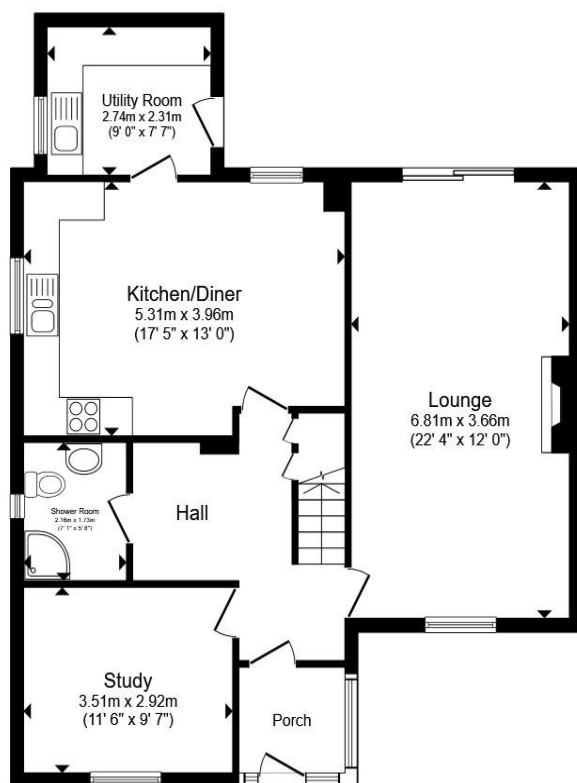
Hugh Ford Close, Heacham King's Lynn PE31 7BF

Welcome to

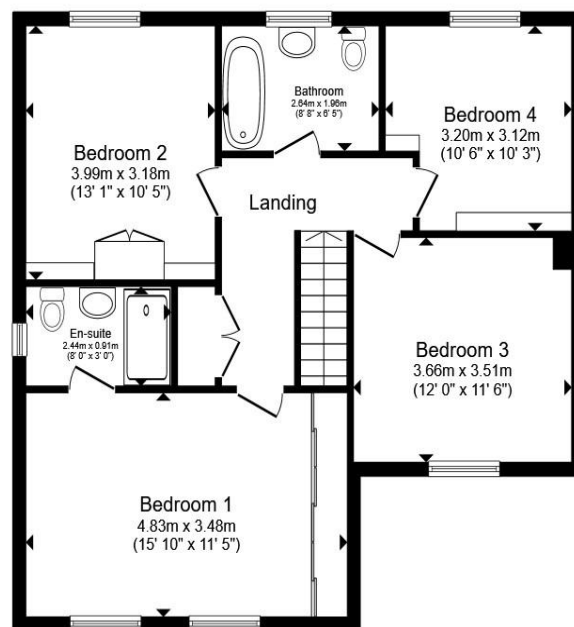
Hugh Ford Close, Heacham King's Lynn

Perfectly positioned in the centre of Heacham, this modern detached house offers generous and versatile accommodation together with the considerable lifestyle benefits of having the village's amenities and two beaches close at hand. The 22'4" lounge provides an excellent principal reception space, whilst the kitchen/diner offers a natural hub for family life and entertaining. A separate study is ideal for home working, with a utility room and downstairs shower room adding further practicality. Upstairs, four bedrooms provide excellent flexibility for family, guests or those requiring dedicated home-working space. The principal bedroom features built-in wardrobes and an en suite bathroom, whilst bedroom two also benefits from built-in wardrobes. A family bathroom completes the first floor. Outside, the detached garage provides useful storage and parking, while the well-maintained enclosed rear garden offers a pleasant private space for relaxing and entertaining. Heacham is particularly appealing for those wanting a village lifestyle with the coast close by. The village offers a good selection of everyday amenities, whilst its two beaches provide easy access to seaside walks. 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.

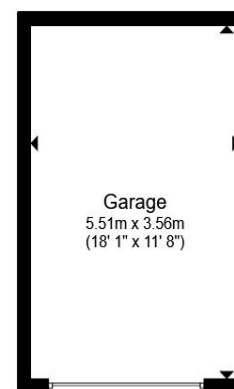




Ground Floor



First Floor



Garage

Total floor area 176.3 m² (1,898 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



Agents Note:

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - Running A Business.

'Access to parking area over private road - Jointly owned - no charge'

Porch

Hallway

Lounge

Kitchen / Dining Room

Utility Room

Study

Shower Room

First Floor Landing

Bedroom One

En-Suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Garage

Welcome to

Hugh Ford Close, Heacham King's Lynn

- Modern four-bedroom detached house
- Heart of popular Heacham village
- 22'4" lounge
- Kitchen/diner and separate study
- Principal bedroom with en suite
- Two bedrooms with built-in wardrobes
- Detached garage
- Well-maintained enclosed rear garden

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

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107087



Property Ref:
HUN107087 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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