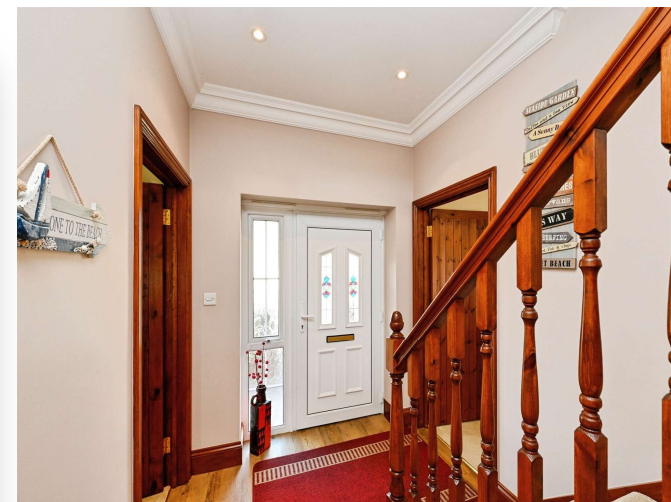




Collins Lane, Heacham, PE31 7DZ

welcome to

Collins Lane, Heacham

An individual detached brick and carrstone house in the village of Heacham which offers amenities including schools, post office, shops and a frequent bus service. Offering spacious high ceilinged accommodation, three double bedrooms, quality bathrooms, double garage and no onward chain.

Description

Situated in the ever popular coastal village of Heacham, close to local amenities and within easy reach of both beaches, this individual detached brick and carrstone house is a home of real character, offering spacious accommodation, high ceilings and quality finishes throughout.

From the moment you step into the welcoming entrance hall, there is an immediate sense of space and individuality. The thoughtfully designed layout perfectly balances practicality with comfortable modern living. The ground floor offers a superb range of reception space, including a versatile sitting room/diner/snug, creating an inviting environment equally suited to entertaining, relaxing or family life. A downstairs cloakroom adds convenience, while the impressive kitchen/diner provides a sociable heart to the home with ample room for dining and gathering. Beyond this, the utility room offers additional storage and workspace, houses the replacement gas boiler, and provides direct access to the rear garden. Upstairs, the feeling of quality continues with three generous double bedrooms, including a superb principal bedroom with en-suite. The family bathroom and en-suite are particularly noteworthy, finished with high quality fittings, including a stylish solid surface moulded basin in the en suite and a ceramic basin in the bathroom creating a luxurious & practical feel. Outside, the property continues to impress. A block paved driveway provides ample parking and leads to a detached double garage.

Entrance Hall

Cloakroom

Lounge-Dining Room

With French doors to the rear garden, understairs cupboard and open fire chimney,

Kitchen-Breakfast Room

With integral fridge.

Utility Room

First Floor

Bedroom One

En Suite Shower Room

Extensive storage

Bedroom Two

Bedroom Three

Family Bathroom

Extensive storage

Note

The ceilings have classic striking coving throughout.





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welcome to

Collins Lane, Heacham

- Individual detached brick and carrstone house
- Popular coastal village of Heacham
- Close to amenities and both beaches
- Spacious accommodation with high ceilings
- Three double bedrooms with en-suite to principal

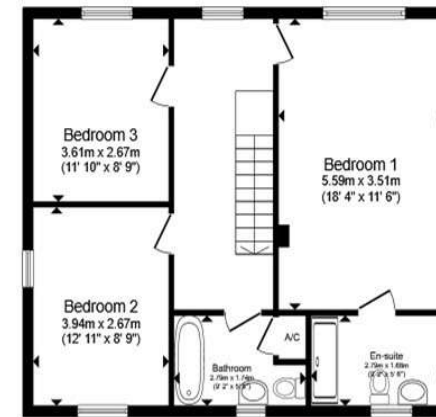
Tenure: Freehold EPC Rating: C

Council Tax Band: E

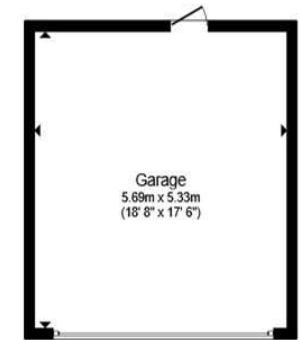
£450,000



Ground Floor



First Floor



Garage

Total floor area 159.1 m² (1,712 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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Property Ref:
HUN107150 - 0007

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.


william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk