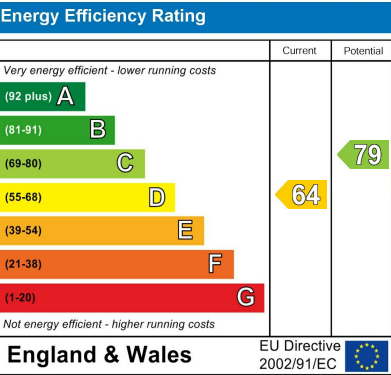


DIRECTIONS

SATNAV PE31 7ER



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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DINING ROOM Fitted carpet, understairs storage cupboard, large window to front aspect and door to front, double radiator.	21'10" x 14'2" max (6.65m x 4.32m max)
LOUNGE Fitted carpet, window to front and bay window rear, two double radiators.	11'9 x 11" + 13'1" x 14'4" max (3.58m x 3.35m + 3.99m x 4.37m max)
HALLWAY Vinyl flooring, window and door to side.	
KITCHEN Vinyl flooring, windows to both sides, double radiator, range of base and drawer units, space for oven, door to rear garden.	13'1 x 10'9" (3.99m x 3.28m)
UTILITY ROOM Vinyl flooring, base and drawer units, stainless steel sink under window to side.	7'8" x 4'9" (2.34m x 1.45m)
DOWNSTAIRS SHOWER ROOM Polished tiled flooring, obscured window to side aspect, walk-in shower enclosure, W.C, hand wash basin, heated towel rail.	5'3" x 5'1" (1.60m x 1.55m)
STAIRWAY Fitted carpet, door to side, stairs to first floor.	
LANDING Fitted carpet, leading to all rooms, loft access, windows to rear aspect, single radiator.	
BEDROOM ONE Fitted carpet, window to front, single radiator.	14'4" x 13'1" (4.37m x 3.99m)
BEDROOM TWO Fitted carpet, window to rear aspect, double radiator.	12'4" x 11'6" (3.76m x 3.51m)
BEDROOM THREE Fitted carpet, window to front aspect, single radiator.	14'6" x 10'1" (4.42m x 3.07m)
STUDY Fitted carpet, window to rear aspect.	10'8" x 8' (3.25m x 2.44m)
UPSTAIRS SHOWER ROOM Fitted carpet, obscured window to front aspect, double radiator, W.C, hand wash basin, double thermostatic shower.	8'11" x 6' (2.72m x 1.83m)
UPSTAIRS RECEPTION ROOM Fitted carpet, window to front aspect, double radiator, multi fuel burner.	14'8" 13' (4.47m 3.96m)
GARDEN Mix of flower beds and laid-to-lawn, greenhouse, gate to the road with carport, two built in sheds and two open outbuildings.	
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Located in the charming beach village of Heacham, this delightful semi-detached house offers a perfect blend of character and modern living. The property boasts a rich history while providing ample space for a growing family or those seeking a serene retreat by the coast.

The house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. With four well-proportioned bedrooms, there is plenty of room for everyone to find their own space. The two shower rooms ensure convenience for busy mornings and provide a touch of luxury for relaxation.

This property presents an exceptional opportunity for a discerning buyer to refine and personalise the space, creating a home that truly reflects their own taste and lifestyle.

One of the standout features of this property is the gated carport, which offers secure parking and additional storage options. Furthermore, the presence of two outbuildings presents exciting possibilities for a workshop, studio, or extra storage, catering to various lifestyle needs.

