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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 1st exit, A149 towards Hunstanton, next roundabout take the 1st exit A149, at the next set of traffic lights turn left onto Lynn Road, continue onto Station Road, past the row of shops on the right then take the second right onto Marram Way, left onto Sitka Close where the property can be found on the left hand side at the top of the cul-de-sac easily identified by our For Sale Board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



9 Sitka Close Heacham King's Lynn Norfolk PE31 7AQ

**FOUR BEDROOM DETACHED BUNGALOW WITH GARAGE, CARPORT & DRIVEWAY
DISTANT SEA VIEWS - NO UPWARD CHAIN**

Heacham

£325,000 Freehold

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L-SHAPED HALLWAY Fitted carpet. Airing cupboard housing hot water tank and shelved. Loft hatch with ladder.	17'10 x 4'4 x 13'6 (5.44m x 1.32m x 4.11m)
LOUNGE Fitted carpet. Two radiators. Feature fireplace with Gas real effect fire. Two windows to front aspect.	22'8 x 12'5 (6.91m x 3.78m)
KITCHEN Range of wall, base and drawer units with worktops over. Built-in double oven and hob. Integrated washing machine and slimline dishwasher. Space for fridge/freezer. Shelved pantry cupboard. Boiler. Vinyl flooring. Serving hatch. Window to rear aspect.	15'5 x 8'2 (4.70m x 2.49m)
UTILITY Vinyl flooring. Windows to front and side aspects. Door to side.	8'10 x 5'8 (2.69m x 1.73m)
BEDROOM 1 Fitted carpet. Radiator. Field views beyond the garden. Leading to:	14'0 x 11'6 (4.27m x 3.51m)
SUN LOUNGE Tiled floor leading with garden views leading onto the patio.	12'9 x 9'5 (3.89m x 2.87m)
BEDROOM 2 Fitted carpet. Radiator. Window to side aspect. Door to:	11'8 x 8'11 (3.56m x 2.72m)
BEDROOM 3 Fitted carpet. Built-in wardrobes. Radiator. Window to rear aspect.	11'8 x 11'0 (3.56m x 3.35m)
BEDROOM 4 Fitted carpet. Radiator. Built-in wardrobe. Window to side aspect.	9'8 x 8'4 (2.95m x 2.54m)
SHOWER ROOM Quadruple cubicle with electric shower, wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.	
SINGLE GARAGE Generous single with up & over door and has a separate workshop room at the end, with single door access from covered patio area at the rear of the property.	
FRONT GARDEN Mainly laid to lawn with driveway leading to carport and garage.	
REAR GARDEN Enclosed, mainly laid to lawn with covered patio area and further patio off the kitchen and rear sun lounge with distant sea views.	

We are delighted to offer this four bedroom detached bungalow with garage, carport and driveway in a cul-de-sac position in the delightful village of Heacham. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises L-Shaped hallway, lounge/diner, kitchen, utility, sun lounge, four bedrooms and shower room. The front garden is mainly laid to lawn with parking to the side. The rear garden is enclosed, mainly laid to lawn with patio and distant sea views. No Upward Chain.





