

DIRECTIONS

SATNAV PE31 7ER

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

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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.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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**FOUR BEDROOM TERRACED COTTAGE WITH GATED CARPORT AND
OUTBUILDINGS**

Heacham

£425,000 Freehold

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DINING ROOM 21'10" x 14'2" max (6.65m x 4.32m max)
 Fitted carpet, understairs storage cupboard, large window to front aspect and door to front, double radiator.

LOUNGE 11'9" x 11'1" + 13'1" x 14'4" max (3.58m x 3.35m + 3.99m x 4.37m max)
 Fitted carpet, window to front and bay window rear, two double radiators.

HALLWAY
 Vinyl flooring, window and door to side.

KITCHEN 13'1" x 10'9" (3.99m x 3.28m)
 Vinyl flooring, windows to both sides, double radiator, range of base and drawer units, space for oven, door to rear garden.

UTILITY ROOM 7'8" x 4'9" (2.34m x 1.45m)
 Vinyl flooring, base and drawer units, stainless steel sink under window to side.

DOWNSTAIRS SHOWER ROOM 5'3" x 5'1" (1.60m x 1.55m)
 Polished tiled flooring, obscured window to side aspect, walk-in shower enclosure, W.C, hand wash basin, heated towel rail.

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 14'4" x 13'1" (4.37m x 3.99m)
 Fitted carpet, window to front, single radiator.

BEDROOM TWO 12'4" x 11'6" (3.76m x 3.51m)
 Fitted carpet, window to rear aspect, double radiator.

BEDROOM THREE 14'6" x 10'1" (4.42m x 3.07m)
 Fitted carpet, window to front aspect, single radiator.

STUDY 10'8" x 8' (3.25m x 2.44m)
 Fitted carpet, window to rear aspect.

UPSTAIRS SHOWER ROOM 8'11" x 6' (2.72m x 1.83m)
 Fitted carpet, obscured window to front aspect, double radiator, W.C, hand wash basin, double thermostatic shower.

UPSTAIRS RECEPTION ROOM 14'8" x 13' (4.47m x 3.96m)
 Fitted carpet, window to front aspect, double radiator, multi fuel burner.

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.



TOTAL FLOOR AREA: 2181 sq ft. (202.6 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan and measurements of this property, we do not accept any responsibility for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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