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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 where the property can be found on the left hand side easily identified by our For Sale Board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.



41 Marram Way Heacham King's Lynn, Norfolk PE31 7AH

**THREE BEDROOM DEATCHED BUNGALOW IN A QUIET AREA OF A COASTAL VILLAGE. BREATHTAKING REAR FIELD VIEWS ALONG. A CUSTOM BUILT BIRD WATCHING HIDE IN THE REAR GARDEN.,GARAGE AND BRICK WEAVE DRIVEWAY.**

**Heacham**

**Freehold**

**Offers in excess of  
£350,000**

**01553 692828**  
**[sales@brittons.net](mailto:sales@brittons.net)**







<b>ENTRANCE HALLWAY</b> L shaped hallway with fitted carpet, doors leading to all rooms, Night storage heater and loft access.	4'1 x 13'7 x 12'7 (1.24m x 4.14m x 3.84m)
<b>LOUNGE/DINER</b> L Shaped room with fitted carpet, double aspect room with bay window with window to front and side aspect too, Night storage heater and electric fire with decorative brick surround. Please note: Although the lounge / diner is laid to one carpet, under the dining room carpet is parquet flooring.	15'11 x 23'4 x 8'11 (4.85m x 7.11m x 2.72m)
<b>KITCHEN</b> Range of wood base, wall and drawer units with worktop over, ceramic bowl and a half sink with drainer, window and UPVC door to side aspect, integrated electric hob, double oven and extractor hood, Space for free standing washing machine and fridge, storage and larder cupboard, vinyl flooring and night storage heater.	11'1 x 12'5 (3.38m x 3.78m)
<b>W.C</b> Separate from the shower room consisting of a W.C with fitted carpet and obscure window to side aspect.	2'8 x 5'11 (0.81m x 1.80m)
<b>SHOWER ROOM</b> Separate from the W.C consisting of a two piece suite, a walk in shower cubicle with electric shower and pedestal basin with mixer tap over, fitted carpet, heated towel rail, airing cupboard and obscure window to side aspect.	10'3 x 4'11 (3.12m x 1.50m)
<b>MASTER BEDROOM</b> Window to rear aspect, night storage heater, fitted carpet and beautiful views towards the sea and beach huts.	11'11 x 10'10 (3.63m x 3.30m)
<b>BEDROOM 2</b> Window to rear aspect, night storage heater, fitted carpet and beautiful views towards the sea and beach huts.	10'10 x 10'11 (3.30m x 3.33m)
<b>BEDROOM 3</b> Window to SIDE aspect, night storage heater and fitted carpet.	8'2 x 8'9 (2.49m x 2.67m)
<b>FRONT GARDEN</b> Brick weave and slabbed area with circular flower beds	
<b>REAR GARDEN</b> Far reaching fields views onto the sea and beach huts, numerous plants and shrubs, Mainly laid to lawn with a selection of mature flower beds, wooden shed, green house and raised decking area with a stunning built bird watching hide allowing the new owners to watch the spectacular array of birds that fly over the sea.	
<b>GARAGE</b> Up and over door, electric and power, currently fitted out as sewing room, window to rear and door to side aspect and a selection of fitted shelves and units.	18'2 x 9'9 (5.54m x 2.97m)

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**\*AVAILABLE WITH NO UPWARD CHAIN!\*** Nestled in the charming coastal village of Heacham, this delightful three-bedroom detached bungalow on Marram Way offers a serene retreat for those seeking a peaceful lifestyle. The property boasts a warm and inviting atmosphere, perfect for families or individuals alike. Internally, you will find a spacious reception room that serves as the heart of the home, providing a comfortable space for relaxation and entertaining. The bungalow features three well-proportioned bedrooms, ensuring ample accommodation for family or guests. One of the standout features of this property is its tranquil garden, which is ideal for bird watching enthusiasts. The garden provides a perfect sanctuary to unwind and enjoy the natural quiet surroundings. Additionally, the bungalow offers stunning rear views across nearby fields down to beach huts, enhancing the overall appeal of this coastal gem. Parking is available for multiple vehicles, ensuring convenience for residents. The location is not only picturesque but also offers easy access to local amenities and the beautiful beach, making it an ideal spot for those who appreciate the outdoors. In summary, this charming bungalow in Heacham presents a wonderful opportunity to embrace a relaxed coastal lifestyle, surrounded by nature and stunning views. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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