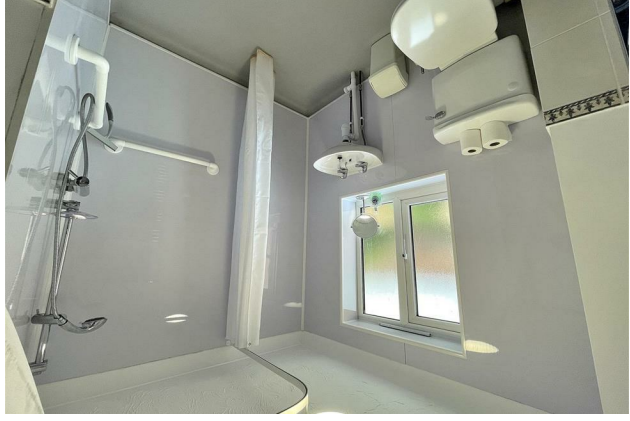


A well presented semi-detached house offering accommodation including Entrance Hall, Cloakroom, Living Room, Kitchen/Diner and Conservatory to the ground floor along with Landing, Two Double Bedrooms and Wet Room to the first floor. The property is currently used as a holiday let and is a popular Airbnb booking. Benefiting from UPVC double glazing and gas central heating the property has gardens to the front and rear along with off road parking for two cars and a single garage. Close to shops. We understand property was completely renovated and redecorated in 2022.

The property is situated in a small close within the sought after coastal village of Heacham. The village offers a range of amenities to include; primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns and the property is approximately 1 mile to Heacham beach. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches

### 3 Canon Pott Close, Heacham, King's Lynn, PE31 7RS

Price £300,000 Freehold



## COMPOSITE FRONT ENTRANCE DOOR TO:-

### ENTRANCE HALL

Skimmed and coved ceiling, power points, double radiator, UPVC double glazed window to side, stair to first floor landing, doors to:-

### CLOAKROOM

5'5" x 3'0" (1.65 x 0.91)

Skimmed and coved ceiling, vinyl floor covering, UPBV double glazed window to front, single radiator, wall extractor, wash hand basin with tiled splashback, low level WC.

### LIVING ROOM

13'8" max x 13'1" max (4.17 max x 3.99 max)

Skimmed and coved ceiling, spotlight rail, power points, television point, telephone socket, double radiator, UPVC double glazed window to front, walk-in storage cupboard, feature fireplace and hearth with insert living flame gas fire (currently disconnected) door to;\_

### KITCHEN/DINER

16'4" x 8'9" (4.98 x 2.67)

Textured and coved ceiling with inset spotlights, vinyl floor covering, double radiator, double glazed window to conservatory, plumbing provision for washing machine and dishwasher. Range of matching wall and base units with round edged work surface over, matching wall unit housing gas fired boiler supplying domestic hot water and radiators, composite back splashes, 1 1/2 bow stainless steel sink unit with single drainer and mixer tap over, space for cooker with stainless steel back splash and cooker hood set in a pull out canopy over, space for fridge/freezer, UPVC double glazed door to :-

### CONSERVATORY

12'5" max x 7'7" (3.78 max x 2.31)

UPVC double glazing, polycarbonate roof, tiled floor, power points, UPVC double glazed double doors to rear.

### FIRST FLOOR LANDING

Skimmed and coved ceiling, access to roof space, power point, UPVC double glazed window to side, airing cupboard with shelves and electric bar heater, doors to bedrooms and wet room

### BEDROOM ONE

13'1" max x 9'4" max (3.99 max x 2.84 max)

Skimmed and coved ceiling, power points, television point, single radiator, UPVC double glazed window to front, built in wardrobe.

### BEDROOM TWO

11'0" x 9'2" (3.35 x 2.79)

Skimmed and coved ceiling, power points, television point, single radiator, UPVC double glazed window to rear, 2 built in wardrobes with double doors.

### WET ROOM

6'9" x 5'6" min (2.06 x 1.68 min)

Textured and coved ceiling, non-slip vinyl flooring with floor drain in the shower area, fitted mixer shower with composite back splashes in the shower area, wash hand basin with composite back splash, WC, part ceramic wall tiling, shaver socket, wall extractor, UPVC double glazed window to rear, chrome heated towel rail.

## OUTSIDE

### FRONT

The garden is enclosed by a low wall and made mainly to brick weave with a brick weave path to the front entrance door. To the side is brick weave car standing giving access to the garage along with a side courtyard area with a gate giving pedestrian access to the rear.

### GARAGE

16'9" x 8'2" max (5.11 x 2.49 max)

Power and lighting, up and over door, personnel door to side.

### REAR

An enclosed garden laid partly to paved patio and partly to lawn. Brick weave path to the front gate.

### DIRECTIONS

From Norfolk Lavender on the A149 turn left at the traffic lights into Lynn Road and head towards the centre of Heacham. Continue past Tesco Express and the High Street on your left and after a short distance turn left into the development where the property will be found on the left hand side.

### SERVICES

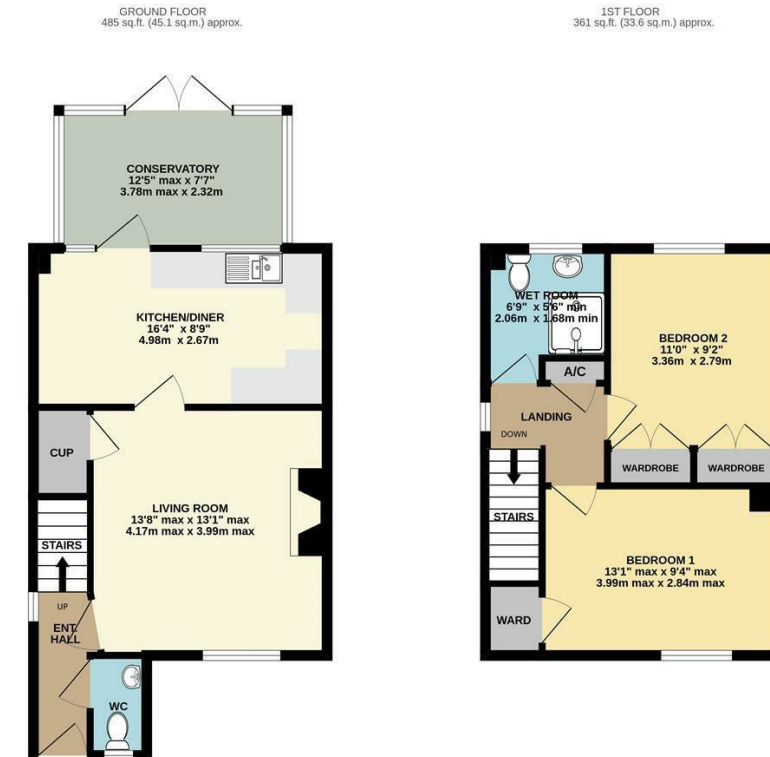
Mains electricity, mains gas, mains water, mains drainage.

### COUNCIL TAX BAND

Band - B = £1653.67 2023/24

### ENERGY RATING

EPC - D



TOTAL FLOOR AREA - 847 sq.ft. (78.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.