



1 Hitch Close Hunstanton Road, Heacham
Guide Price £300,000

BELTON DUFFEY



1 HITCH CLOSE HUNSTANTON ROAD, HEACHAM, NORFOLK, PE31 7HH

An attractive, 2 bedroom (1 en-suite) brick and carrstone cottage style property, situated in a sought after coastal village with gardens and parking.

DESCRIPTION

An attractive, 2 bedroom (1 en-suite) brick and carrstone cottage style property, situated in a sought after coastal village with gardens and parking. Located in a small private cul-de-sac in the charming Historic quarter of the village, being a short walk from Heacham Manor Golf Club and the village centre.

The property is installed with Mitsubishi air source heat pump having underfloor heating to the ground floor, radiators to the first floor, timber sealed unit double glazed windows and doors, oak veneered internal doors with polished satin chrome furniture, smooth ceilings, white sanitary ware and a fitted kitchen with timber effect worktops and wood grain effect units, ceramic hob, fan assisted oven and integrated dishwasher.

The accommodation briefly comprises entrance hall, L-shaped sitting/dining room with French doors to the rear garden, cloakroom and kitchen to the ground floor. On the first floor are 2 bedrooms, 1 being en-suite and a family bathroom. The ground floor has oak effect LVT flooring.

Outside the property has car parking and an enclosed rear garden with a patio area.

Please Note. No holiday letting is permitted in Hitch Close.

SITUATION

The coastal village of Heacham is ideally located for the beautiful North Norfolk coast. There is a vast array of places of local interest to explore nearby including water sports, Norfolk Lavender Centre, an 18 hole championship links golf course, coastal walks, birdwatching, fine dining and fresh local seafood, traditional local pubs and a wide range of shopping and educational facilities. Heacham itself has a church, pubs and a selection of local shops, the neighbouring seaside town of Hunstanton offers wide range of educational, shopping and leisure facilities. Further around the coastline are beautiful walks, long sandy beaches, a wide range of watersports activities, fine dining and boutique shopping. The market town of King's Lynn is approximately 14 miles away and has a wider range of shopping and leisure facilities plus a direct rail link to London King's Cross in 1hr 40mins.



ACCOMMODATION

Timber double glazed door leading into

ENTRANCE HALL

4.28m x 1.21m (14' 1" x 4') Staircase to first floor landing, storage cupboard housing the underfloor heating controls and electric trip switches.

CLOAKROOM

1.95m x 0.93m (6' 5" x 3' 1") Low level WC, wash hand basin with chrome mixer tap, window to front aspect.

SITTING/DINING ROOM

4.72m x 4.95m (15' 6" x 16' 3" maximum) L-shaped room with French doors to rear, window to rear garden, heating controls for underfloor heating.

KITCHEN

3.45m x 2.50m (11' 4" x 8' 2") Kitchen fitted with Allendale range in antique white, L-shaped oak effect worktop with 4 ring ceramic hob, matching splash back, stainless steel extractor over, fan assisted oven, integrated dishwasher, LED ceiling lights, matching wall cupboards, mains heat alarm, window to front aspect.

FIRST FLOOR LANDING

Radiator, loft access, porthole window to side, mains smoke alarm, cupboard housing Mitsubishi electric Ecodan heating system with hot water cylinder.

BEDROOM 1

4.37m x 3.33m (14' 4" x 10' 11") Thermostat, window to rear aspect, radiator.

EN-SUITE SHOWER ROOM

2.46m x 1.50m (8' 1" x 4' 11") Double sized shower cubicle with Instinct mains chrome shower, pedestal wash hand basin with chrome mixer tap, low level WC, shaver socket, radiator, frosted window to rear aspect.

BEDROOM 2

2.86m x 2.98m (9' 5" x 9' 9") Radiator, window to front aspect.

FAMILY BATHROOM

2.00m x 1.98m (6' 7" x 6' 6") Panelled bath, pedestal wash hand basin, low level WC, radiator, extractor, shaver socket, frosted window to front aspect.

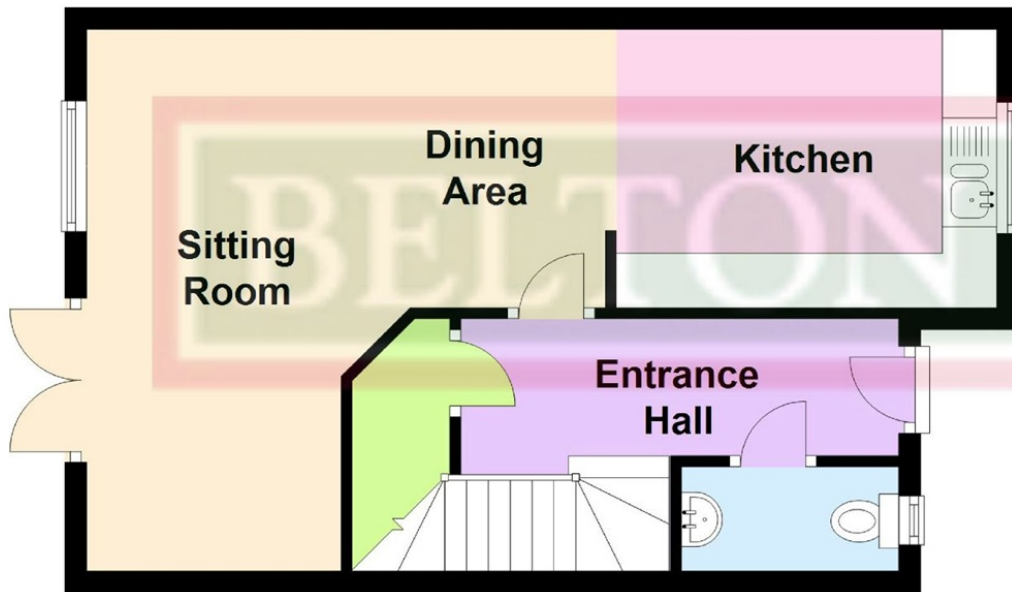
OUTSIDE

To the front of the property there is a pathway leading to the front entrance door with outside light, the rear garden has a paved patio and is enclosed by fenced boundaries with a gated access to outside.

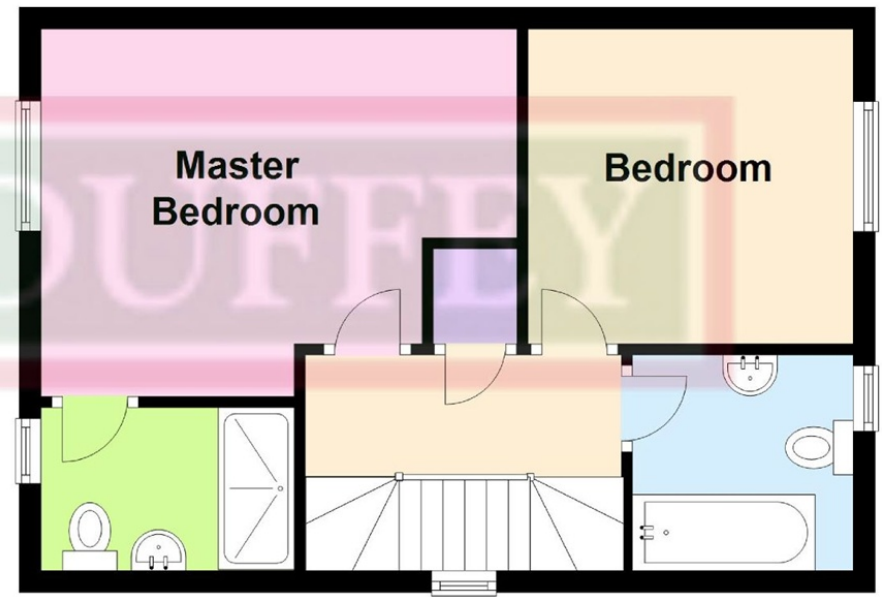
DIRECTIONS

Proceed out of King's Lynn to the roundabout at Knights Hill. Take the first exit onto the A149, continue to the roundabout to the outskirts of Dersingham taking the first exit. Proceed along bypassing Snettisham, at the roundabout take the first exit towards Heacham, continue along until you reach Norfolk Lavender. Turn left into Lynn Road, right at Hunstanton Road and the property can be seen on the right hand side.

Ground Floor



First Floor



OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band - B.

Air source heating.

EPC - B.

PLEASE NOTE: The Hitch management company is in place for the development to provide a defined structure for looking after the communal areas, i.e. the parking and grassed areas, approximate cost - £150 per annum.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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