



NEWSON & BUCK  
ESTATE AGENTS



## 3 Joyce Lane, Heacham, King's Lynn, Norfolk PE31 7DA £529,000

A beautiful four bedroom detached family home, situated on a private road in the heart of the Village of Heacham. The accommodation comprise hallway, 21 ft lounge, open plan kitchen diner, utility room, ground floor w/c, four bedrooms with the master benefiting from an ensuite and a family bathroom.

This spacious home further benefits from off road parking, double garage, private garden and oil fired central heating.

A full range of amenities can be found in Heacham itself and boasts some of Norfolk lovely beaches.



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### Location

Heacham offers a wealth of amenities and activities for both families and those looking for a second home.

The village boasts both a primary and junior school and benefits from two supermarkets, Tesco Express and Lidl. Further amenities include a Post Office, Chemist and GP surgery.

If you enjoy spending time outdoors, then Heacham Manor provides a popular golf resort and also only a short walk away, you will find both of the Village's beaches.

### Hallway

Double glazed door to front, radiator, under stairs cupboard and fitted carpet.

### Lounge

21' 8" x 12' 3" (6.60m x 3.73m) Double glazed doors to rear, double glazed window to front, two radiators and fitted carpet.

### Dining Area

10' 2" x 12' 2" (3.10m x 3.71m) Double glazed window to front, radiator and fitted carpet.

### Kitchen

11' 2" x 12' 2" (3.40m x 3.71m) Fitted kitchen with matching wall and base units, stainless steel sink, double oven, hob with extractor above, integrated dishwasher, radiator and vinyl flooring.

### Utility Room

5' 10" x 6' 5" (1.78m x 1.96m) Double glazed door to front, kitchen units with stainless steel sink, cupboard housing oil fired boiler, radiator and vinyl flooring.

### W/c

5' 9" x 2' 9" (1.75m x 0.84m) Low flush w/c, wash hand basin, radiator and vinyl flooring.

### Landing

Cupboard housing hot water tank, radiator, fitted carpet and loft access.

### Master Bedroom

11' 11" x 15' 4" (3.63m x 4.67m) Double glazed window to front, radiator and fitted carpet.

### En-Suite

4' 4" x 8' 5" (1.32m x 2.57m) Double glazed window to front, corner shower enclosure with mixer shower, low flush w/c, wash hand basin, radiator and vinyl flooring.

### Bedroom Two

9' 3" x 12' 1" (2.82m x 3.68m) Double glazed window to rear, radiator and fitted carpet.

### Bedroom Three

9' 2" x 12' 1" (2.79m x 3.68m) Double glazed window to front, radiator and fitted carpet,

### Bedroom Four

12' 0" x 8' 8" (3.66m x 2.64m) Double glazed window to rear, radiator and fitted carpet.

### Family Bathroom

5' 8" x 9' 11" (1.73m x 3.02m) Double glazed window to rear, panel bath, low flush w/c, pedestal wash hand basin, radiator and vinyl flooring.

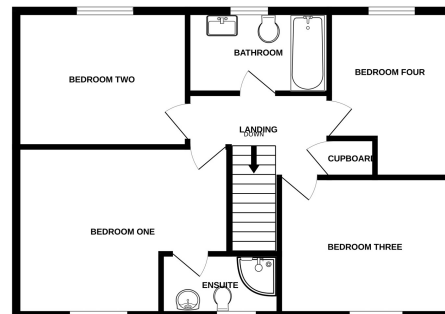
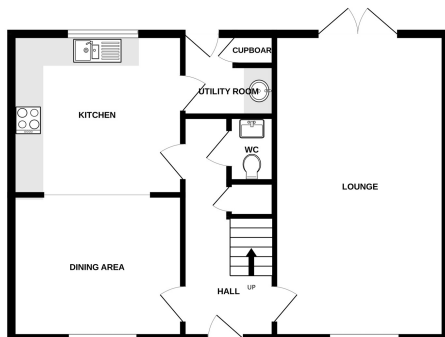
### Double Garage

17' 10" x 17' 7" (5.44m x 5.36m) Up and over door to front, personal door to side, with power and light.



GROUND FLOOR

1ST 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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