



3 Lavender Close, Heacham
£1,400 per calendar month

BELTON DUFFEY



3 LAVENDER CLOSE, HEACHAM, NORFOLK, PE31 7SN

A three double bedroom detached bungalow refurbished to a very high standard in a popular coastal village location.

DESCRIPTION

A three double bedroom detached bungalow refurbished to a very high standard in a popular coastal village location.

The accommodation briefly comprises: Open plan kitchen/living room/dining room, inner hallway, cloakroom, shower room and three double bedrooms.

The property also benefits from having gas fired central heating, double glazing, enclosed rear garden, garage and ample parking for several cars.

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.

OPEN PLAN KITCHEN/SITTING ROOM/DINING ROOM

7.20m x 4.94m (23' 7" x 16' 2")

A range of wall and base units and drawers with worktops over, ceramic sink with mixer tap, built in electric fan assisted oven, 4 ring ceramic hob with extractor over, built in dishwasher, plumbing and space for automatic washing machine, space and plumbing for American style fridge/freezer, windows to front and patio doors to rear. TV and telephone points, 2 x radiators, wood effect LVT flooring.

CLOAKROOM

1.86m x 1.29m (6' 1" x 4' 3")

Low level WC, vanity wash hand basin, tiled floor,

INNER HALLWAY

Wood effect LVT flooring, storage cupboard, loft access.

BEDROOM 1

4.16m x 3.27m (13' 8" x 10' 9")

Fitted carpet, radiator, window to rear.



BEDROOM 2

4.05m x 2.89m (13' 3" x 9' 6")

Fitted carpet, radiator, wardrobe area, window to rear.

SHOWER ROOM

2.38m x 2.07m (7' 10" x 6' 9")

Low level WC, vanity wash hand basin, walk in double shower with mains fed shower, tiled floor, heated towel rail, window to front.

BEDROOM 3

3.24m x 2.86m (10' 8" x 9' 5")

Fitted carpet, radiator, window to front.

GARAGE

6.09m x 2.75m (20' 0" x 9' 0")

Up and over door, power and light.

OUTSIDE

To the front of the property is a concrete driveway leading to the garage with shingled area to allow parking for several cars.

Access gate leading to the enclosed rear garden, mainly laid to lawn with patio area and raised beds.

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit -
right-to-rent.service.gov
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1400.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.



AWAITING

FLOORPLAN

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 Lidl supermarket and then take the next left hand turning into Broadway, then take the second right hand turning into Nourse Drive and then the first left hand turning into Kenwood Road South and then first right into Lavender Close and the property will be found directly in front of you.

OTHER INFORMATION

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Tax Band C

Gas fired central heating.

EPC rating band D. (please note the EPC rating was banded prior to the property being renovated).

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.