



**3 Windsor Crescent, Heacham**  
**Guide Price £250,000**

**BELTON DUFFEY**



## **3 WINDSOR CRESCENT, HEACHAM, NORFOLK, PE31 7JN**

A detached 2 bedroom bungalow situated in a charming setting overlooking a green in this popular seaside village. No chain.

### **DESCRIPTION**

3 Windsor Crescent is a detached bungalow situated in a charming setting on a no through road overlooking a village green in the popular amenity rich seaside village of Heacham. Backing onto school playing fields, the property is also conveniently located just a stroll from the beach and village amenities. There is accommodation comprising an entrance hall, kitchen, spacious L-shaped sitting/dining room, 2 bedrooms and a shower room. Further benefits include UPVC double glazed windows and doors throughout and gas-fired central heating.

Outside, there is driveway parking, a lawned front garden and an attractively landscaped garden to the rear.

3 Windsor Crescent is being offered for sale with no onward chain.

### **SITUATION**

The coastal village of Heacham is ideally located on the beautiful north Norfolk coast. There is a vast number 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 has an infant and middle school, Post Office, social clubs, church, pubs and a selection of local shops. The neighbouring seaside town of Hunstanton offers a wide range of educational, shopping and leisure facilities. Further around the coastline are beautiful walks, long sandy beaches, 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.

### **ENTRANCE HALL**

A partly glazed UPVC door leads from the side of the property into the entrance hall with a storage cupboard, radiator and loft hatch.

### **SITTING/DINING ROOM**

5.92m x 4.92m (19' 5" x 16' 2") at widest points.

A good sized L-shaped sitting/dining room with a fireplace housing a gas fire with a timber surround, radiator, TV and telephone points. 2 windows to the front and a sliding door leading into:

### **KITCHEN**

2.43m x 2.09m (8' 0" x 6' 10")

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces for a fridge freezer and washing machine, Worcester gas-fired boiler and a window to the side.



## **BEDROOM 1**

3.61m x 3.2m (11' 10" x 10' 6")

Radiator and a window overlooking the rear garden.

## **BEDROOM 2**

2.63m x 2.59m (8' 8" x 8' 6")

Fitted storage units, radiator, window overlooking the rear garden and a glazed UPVC door leading outside.

## **SHOWER ROOM**

1.84m x 1.67m (6' 0" x 5' 6")

Shower cubicle with an electric shower and curtain, pedestal wash basin, WC. Wall cabinet, radiator, vinyl flooring and a UPVC window with obscured glass to the side.

## **OUTSIDE**

3 Windsor Crescent is situated in an attractive setting on a cul de sac overlooking a tree lined village green to the front and is set back behind a lawned front garden with a gravelled shrub bed. A concrete driveway to the side provides parking and leads to timber double gates to the side of the property where there is additional parking and the property's entrance door.

The rear garden is attractively landscaped and comprises a shaped lawn with well stocked shrub and plant beds, shaped trees and bushes. Outside lighting, timber garden shed and tall fenced and hedged boundaries giving a degree of privacy.

## **DIRECTIONS**

From King's Lynn, take the A149 sign posted Hunstanton, by-passing Dersingham, Ingoldisthorpe and Snettisham. At the roundabout take the first exit continuing along the A149 towards Heacham. After approximately 1 mile turn left, signposted The Beaches, Lamsey Lane in towards Heacham village and continue down here towards Cheney Hill, turn left into Folgate, proceed along here taking the 3rd right hand turning into College Drive. Continue down College Drive passing a green on your right and take the sharp right-hand turning into Windsor Crescent where you will see number 3 on the left, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

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

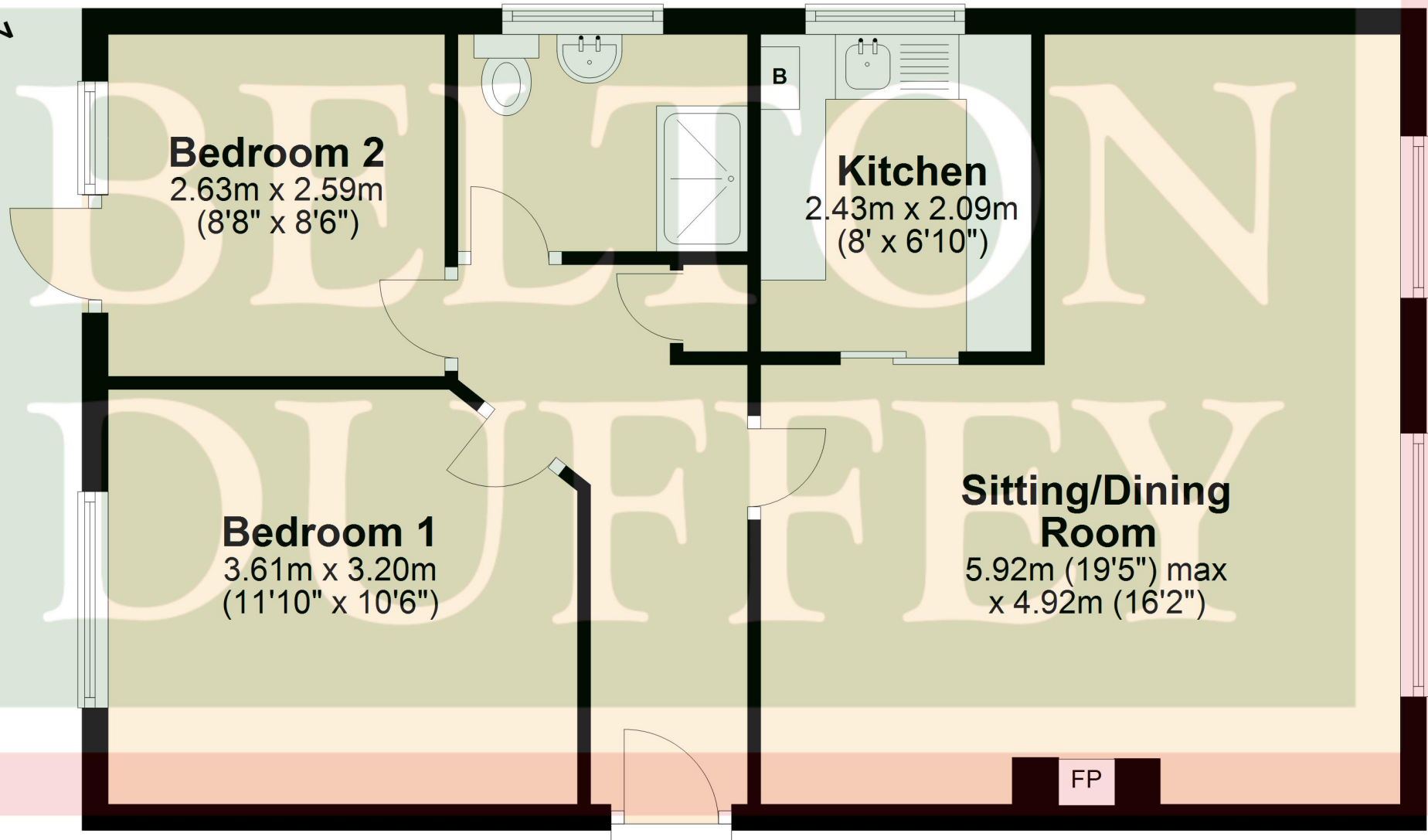
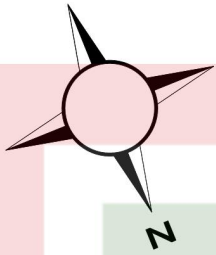
Mains water, mains drainage and mains electricity. Gas-fired central heating. EPC Rating Band D.

## **TENURE**

This property is for sale Freehold.

# Ground Floor

Approx. 58.2 sq. metres (626.3 sq. feet)



Total area: approx. 58.2 sq. metres (626.3 sq. feet)

## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

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