



COLLEGE DRIVE



NEWSON & BUCK  
ESTATE AGENTS

1 College Drive  
Heacham  
King's Lynn  
Norfolk  
PE31 7BY

£349,995

Newson and Buck are delighted to market this well presented extended four bed semi-detached house in the desirable coastal village of Heacham. Set on a corner plot with ample space and potential for further extensions (STTP)The house is ideal for multigenerational living with a large double bedroom and wet room on the ground floor, further accompanied by a lounge, kitchen and utility on the ground floor, upstairs you'll find three further bedrooms and a family bathroom. Externally to the front of the property theres plenty of off road parking, the rear and side gardens provide more space for the summer and comes with a summer house with power and lighting. The property also has gas central heating and double glazing throughout. Local amenities can be found within walking distance including the beach with more extensive facilities found in Hunstanton Town Centre. A main line rail link into Cambridge and London King's Cross can be found in Kings Lynn which is within 15 miles of the village.

- Four bedrooms
- Desirable Village Location
- Semi- Detached House
- Kitchen/Diner
- Two Bathrooms
- Lounge
- Large Rear Garden
- Off Road Parking & Garage



## Lounge

17' 03" x 11' 09" (5.26m x 3.58m) Entrance door, laminate flooring, radiator, window to front, under stairs storage

## Kitchen/Diner

17' 03" x 8' 01" (5.26m x 2.46m) Tiled floor, radiator, window to rear and side, range of base and wall cabinets, sink, space for range style cooker, door leading to

## Utility Room

9' 0" x 9' 02" (2.74m x 2.79m) Plumbing for washing machine, tumble dryer, window to rear, door leading to garden.

## Hallway

Laminate flooring, window to front, doors leading to

## Bedroom 4

19' 10" x 11' 08" max (6.05m x 3.56m max) Flooring laid to half carpet and half laminate, two windows to rear, two radiators, tv points, loft access

## Shower Room

6' 05" x 6' 05" (1.96m x 1.96m) Altro flooring, aqua board to walls, radiator, electric shower, low level flush w/c, basin, window to side

## **Bedroom 1**

11' 03" x 10' 05" (3.43m x 3.17m) Laminate flooring, radiator, window to rear

## **Bedroom 2**

12' 01" x 8' 06" (3.68m x 2.59m) Laminate Flooring, radiator, window to front

## **Bedroom 3**

8' 07" x 7' 04" (2.62m x 2.24m) 8' 07" x 7' 04" (2.62m x 2.24m) Laminate flooring, radiator, window to front

## **Bathroom**

5' 08" x 5' 04" (1.73m x 1.63m) Tiled flooring, half wall tiled, panelled bath, low level flush w/c, hand basin, radiator, window to rear

## **External**

Front - Ample frontage with parking for multiple vehicles, mainly laid to shingle

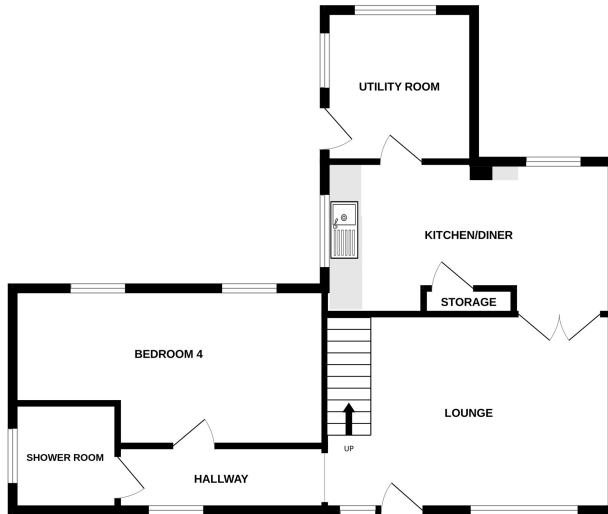
Rear - Summer house with power and lighting, storage shed to side, garden laid to turf with patio area

**Council Tax - B**

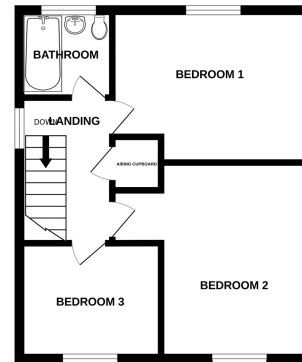
**EPC - Awaiting**



GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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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