



7 Kenwood Road, Heacham
Guide Price £600,000

BELTON DUFFEY



7 KENWOOD ROAD, HEACHAM, NORFOLK, PE31 7DD

An attractive detached chalet style family home of generous proportions enjoying a pleasant coastal village location, gardens and garage with studio over.

DESCRIPTION

7 Kenwood Road is an attractive detached residence offering very generous and flexible family accommodation of high specification, which could be configured to suit those with specific requirements, including multi generational living, those who wish to work from home or simply a family seeking that valuable extra space.

In addition there is a mature rear garden backing west, large garage with studio over, private driveway and ample parking for cars, boat or caravan etc.

A particular feature is the spectacular open plan kitchen/dining/living room with bespoke fittings which opens on to the covered garden entertaining area and the remaining accommodation includes separate sitting room, ground floor bedroom with en suite, first floor principal bedroom with en suite dressing and shower room, 3 further bedrooms, family shower room and study.

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.

PORCH

An oak framed storm porch leads from the driveway to the front of the property with a partly glazed door to:

ENTRANCE HALL

Staircase to first floor landing with a storage cupboard under, dado panelling and doors to the principal ground floor rooms.

UTILITY ROOM

Partly glazed stable door to the side of the property, range of floor and wall units with natural wood worktops incorporating an inset circular stainless steel sink unit, metro tile splashbacks. Spaces and plumbing for a washing machine and tumble dryer.



CLOAKROOM

Window to side with obscured glass, WC, wall mounted wash basin, white towel radiator, extractor fan.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

9.0m x 8.76m (29' 6" x 28' 9")

LIVING/DINING AREA

A magnificent L shaped family living, dining and kitchen area of generous proportions and high specification flooded with natural light and having twin double doors leading to the garden and entertainment areas and windows to either side. Feature built-in contemporary style dresser unit with illuminated glazed storage cabinets and twin fridges for wine/beer/soft drinks, additional built in TV/entertainment 'hub' and feature living flame effect fire below.

KITCHEN AREA

A stunning bespoke fitted kitchen of contemporary design incorporating fitted cabinets, storage drawers and pantry unit. Integrated appliances including twin ovens, microwave, fridge and freezer. Marbled quartz island work station and worksurfaces with 6 ring gas hob and extractor over, double bowl sink unit, integrated dishwasher and high level breakfast bar with space under for stools.

SITTING ROOM

5.88m x 3.63m (19' 3" x 11' 11")

A spacious dual aspect room with windows to front and side and partly glazed double doors to entrance hall.

BEDROOM 4

4.37m x 3.64m (14' 4" x 11' 11")

Dual aspect windows to front and side, built-in wardrobe cupboard and a door to:

EN SUITE SHOWER ROOM

Window to side, shower cubicle, wash basin and WC.

FIRST FLOOR LANDING

Velux window providing natural light, built-in storage cupboard.

BEDROOM 1

5.28m x 3.87m (17' 4" x 12' 8")

Window to rear with pleasant aspect over the garden, Velux window, built-in wardrobe cupboard and a door to:

DRESSING ROOM

Twin Velux windows, built in dressing table, drawer units and hanging rails. Sliding door to:



EN SUITE SHOWER ROOM

Velux window, shower cubicle, L-shaped vanity unit with raised circular sink and WC with concealed cistern. Attractive herringbone tiling, extractor fan.

BEDROOM 2

3.64m x 3.16m (11' 11" x 10' 4")

Window to front, built-in wardrobe cupboard.

BEDROOM 3

4.22m x 2.67m (13' 10" x 8' 9")

Window to front, built-in wardrobe cupboard.

BEDROOM 5

3.22m x 2.66m (10' 7" x 8' 9")

Currently used as a laundry room with a Velux window, built in wardrobe cupboard.

STUDY

2.38m x 2.00m (7' 10" x 6' 7")

Velux window.

FAMILY SHOWER ROOM

Velux window, shower cubicle, L-shaped vanity unit with raised circular sink and WC with concealed cistern. Attractive tiling in contrasting ceramics, heated towel radiator, dado panelling.

OUTSIDE

Number 7 is set back from off Kenwood Wood behind a low walled boundary to the front with an extensive gravelled driveway providing parking for several vehicles, boat caravan etc. The driveway continues to the side of the property where double gates open onto block paved hardstanding to the front of the garage.

The rear garden is directly west facing accessed through a low brick retaining wall and comprising a large mature lawned area with well stocked raised flower and shrub borders. Covered entertaining/BBQ area providing a vantage point to enjoy the Norfolk sunset. Secure fencing to the boundaries.



GARAGE

7.96m x 4.25m (26' 1" x 13' 11")

A large garage with up and over door, power and light connected, personal door and window to side, hatch with drop down ladder to office/studio.

OFFICE/STUDIO

7.90m x 2.35m (25' 11" x 7' 9")

Useful and versatile space with twin Velux windows providing natural light.

DIRECTIONS

From King's Lynn, take the A149 signposted Hunstanton for approximately 15 miles, by-passing Dersingham, Ingoldisthorpe and Snettisham. On entering the outskirts of Heacham, pass the Lidl supermarket on the left continuing to the crossroads at Norfolk Lavender and turn left onto Lynn Road. Pass the Tesco Express and take the next left onto High Street. After approximately 100 yards turn left into Kenwood Road following the road round to the right where you will see number 7 a little further up on the right-hand side.

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 (improvement indicator).

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

TENURE

This property is for sale Freehold.

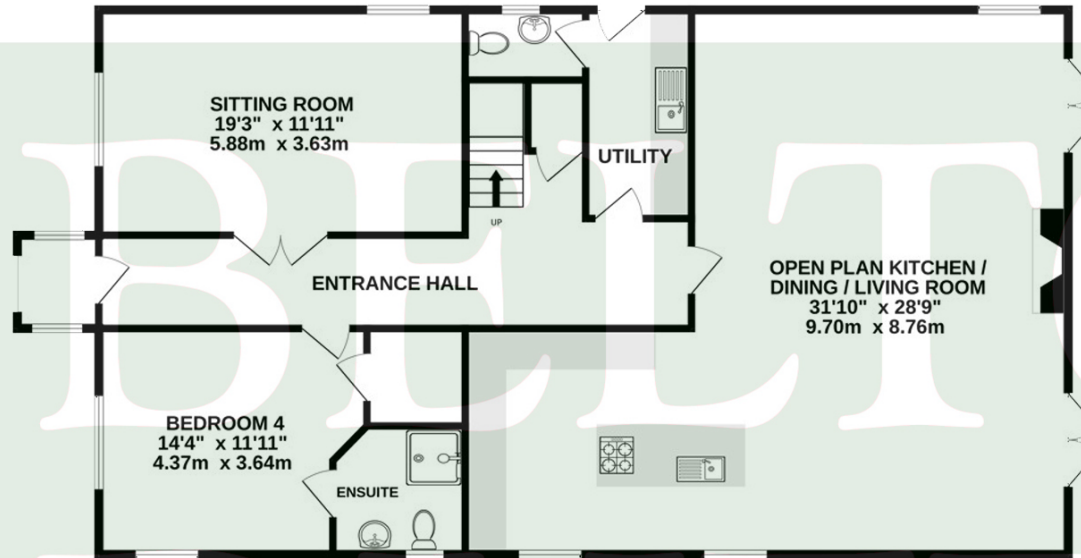
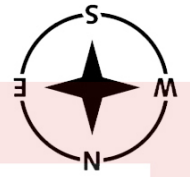
VIEWING

Strictly by appointment with the agent.

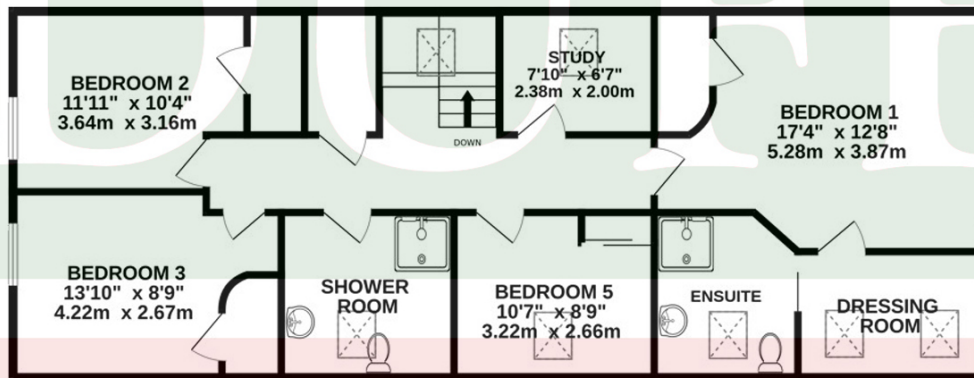
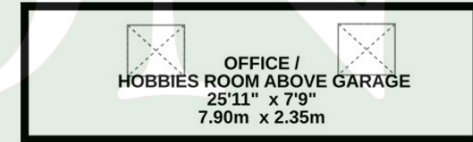


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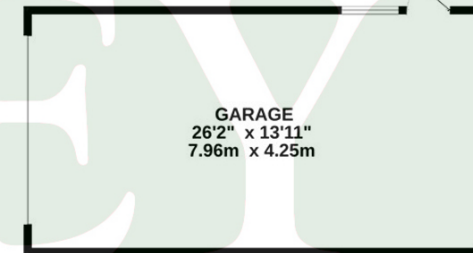
TOTAL APPROX. FLOOR AREA 3037 SQ.FT (282 SQ.M.)



GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR
989 sq.ft. (91.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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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