



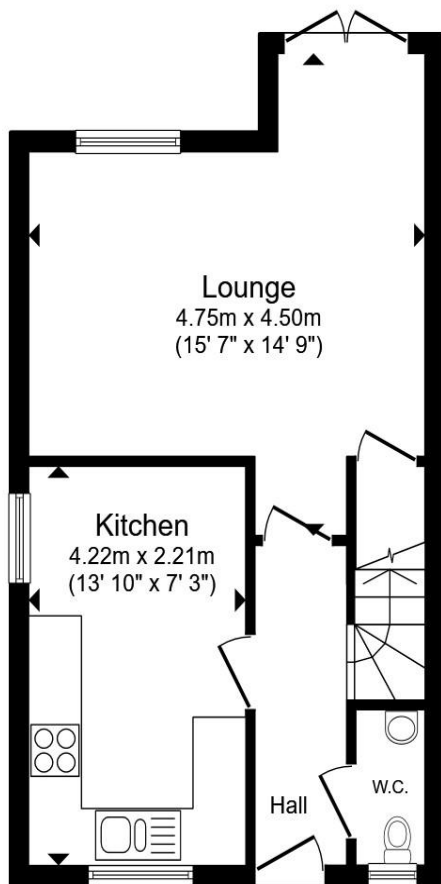
Benstead Close, Heacham King's Lynn PE31 7FB

Welcome to

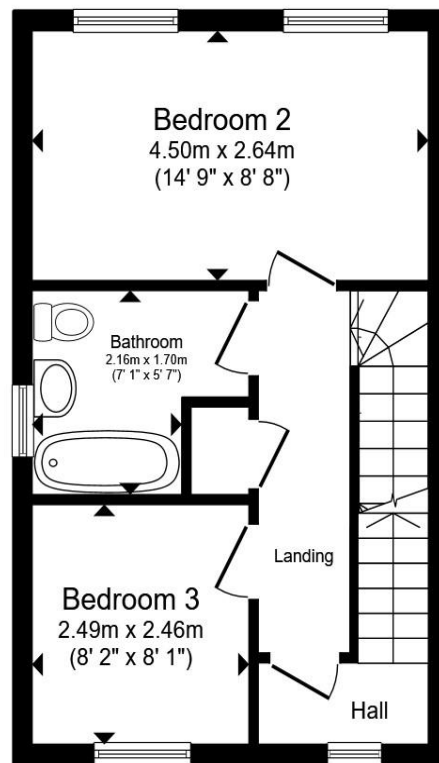
Benstead Close, Heacham King's Lynn

Tucked away in a cul-de-sac position within the popular coastal village of Heacham, this modern three-storey semi detached house offers well planned family accommodation with the benefit of excellent storage throughout and easy access to beaches and local amenities. The ground floor comprises a welcoming entrance hall, cloakroom, a kitchen/diner ideal for family meals and a comfortable lounge with doors opening directly onto the low-maintenance rear garden. On the first floor, there are two bedrooms and a family bathroom, while the second floor is dedicated to an impressive main bedroom suite, complete with built-in wardrobes and a private en-suite shower room. A particular feature of the home is the excellent storage on all floors, including an understairs cupboard on the ground floor, a storage cupboard on the first floor and a spacious airing cupboard on the second floor. The property also benefits from gas central heating and double glazing throughout. Outside, there is a driveway and garage, completing this practical and well located home. With Heacham's beaches, shops, schools and amenities all close at hand, this is a superb opportunity for family living by the coast. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

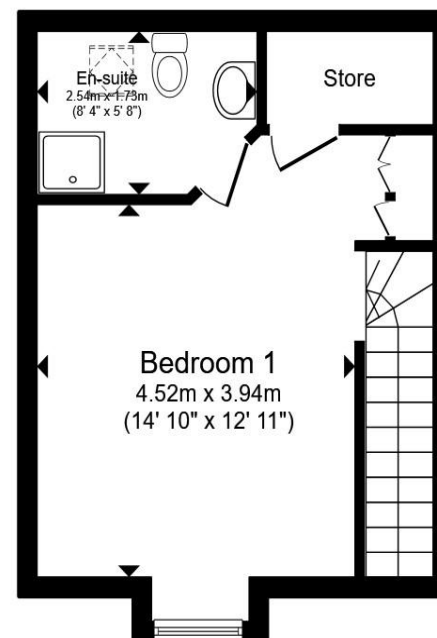




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

Lounge

Kitchen / Diner

First Floor

Bedroom Two

Bedroom Three

Familt Bathroom

Second Floor

Bedroom One

En Suite Shower Room

Garage

Total floor area 95.9 m² (1,033 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Benstead Close, Heacham King's Lynn

- Modern three-storey semi detached house
- Cul-de-sac location in popular Heacham
- 3 bedrooms, including main bedroom with en-suite
- Kitchen/diner and lounge with doors to garden
- Family bathroom and ground floor cloakroom
- Gas central heating and double glazing
- Driveway and garage
- Viewing highly recommended

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107263



Property Ref:
HUN107263 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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