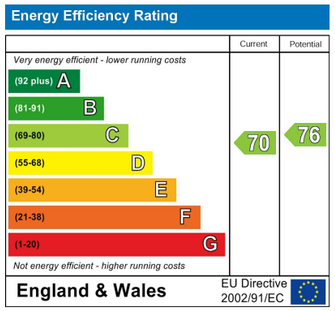
DIRECTIONS

SAT NAV: PE31 7EB



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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15 Poplar Avenue Heacham, King's Lynn PE31 7EB

BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED CHALET BUNGALOW, BEEN COMPLETELY REFURBISHED TO A HIGH STANDARD BY CURRENT OWNER

Heacham, King's Lynn

Freehold
Offers in excess of £575,000

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HEACHAM
Heacham is a popular coastal village on the North Norfolk coast, offering a good range of everyday amenities while retaining a relaxed village atmosphere. Residents have access to local shops, convenience stores, cafés, pubs, takeaways and independent businesses, with further shopping and services available in nearby Hunstanton and King's Lynn. The village is well known for its sandy beach and attractive coastal setting, making it particularly appealing to those looking for a quieter lifestyle with plenty of opportunities for walking and outdoor activities. Heacham also has a primary school, doctors' surgery and other useful community facilities, while regular bus services provide links to surrounding villages and towns. With its combination of local amenities, coastal location and strong sense of community, Heacham can be an attractive option for families, retirees and those looking for a more peaceful pace of life within easy reach of the wider Norfolk area.

ENTRANCE HALL 12'4 x 9'1 (3.76m x 2.77m)
Wood effect flooring, column radiator and French doors to the front.

HALLWAY
Doors to two of the bedrooms, bathroom and onto the kitchen. Wood affect flooring. Column radiator and the stairs leading to the first floor.

KITCHEN DINER 19'9 max x 18'4 max (6.02m max x 5.59m max)
Range of wall base and draw units with worktop over and a central island that houses the integrated downdraught hob, integrated oven, coffee machine and dishwasher. Wood affect flooring along with a column radiator. Sliding door to the side leading to the decking and patio area.

UTILITY ROOM 6'7 x 5'11 (2.01m x 1.80m)
Space and plumbing for tumble dryer and washing machine.

LOUNGE 15'3 x 12'3 (4.65m x 3.73m)
Tiled floor, French doors to the patio, column radiator, windows to the rear and side aspect.

OFFICE 10'10 x 9'9 (3.30m x 2.97m)
Wood effect flooring, folding doors to the rear leading onto the decking area and patio.

BEDROOM THREE 9'10 x 9'4 (3.00m x 2.84m)
Fitted carpet, column radiator, a window to the front aspect and a built-in cupboard housing the boiler.

BEDROOM FOUR 9'11 x 9'10 (3.02m x 3.00m)
Wood effect flooring, column radiator and window to the front aspect.

BATHROOM 12'4 x 6'5 (3.76m x 1.96m)
Four piece suite on the ground floor, comprising of a recessed shower unit, standalone bath, a floating basin and WC. Storage cupboard housing the hot water system.

GARAGE
Roller door power and light.

BEDROOM TWO 13'1 max x 70'0 max (3.99m max x 21.34m max)
Fitted carpet, built in wardrobes with sliding doors. Window to the front aspect and radiator.

ENSUITE
Three piece suite comprising of hand wash basin, W.C and a shower cubicle. Window to the rear aspect. Towel rail, tiled flooring.

BEDROOM ONE 17'6 max x 11'10 max (5.33m max x 3.61m max)
Fitted carpet, column radiator, window to the front and side aspects. Door to ensuite shower room.

ENSUITE
Three piece suite comprising of a hand wash basin, W.C and a shower enclosure. Heated towel rail, window to the rear aspect and tiled flooring.

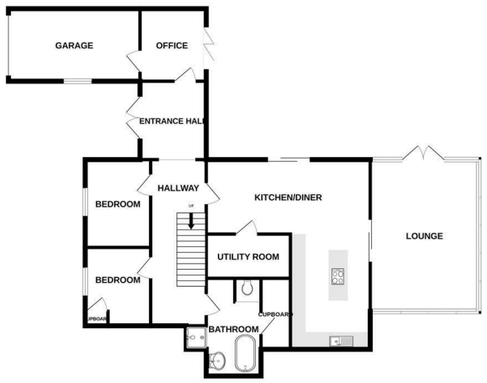
Located in the highly desirable village of Heacham, Norfolk, this beautifully presented detached chalet offers a perfect blend of modern living and spacious comfort. Originally built in 1964 and recently fully refurbished throughout, this property is a true gem that is ready to welcome its new owners.

As you step inside, you will be greeted by a bright, airy and modern atmosphere. The showpiece kitchen, complete with a stylish island, is perfect for both cooking and entertaining, making it the heart of the home. This delightful chalet boasts four well-appointed bedrooms, providing ample space for family and guests.

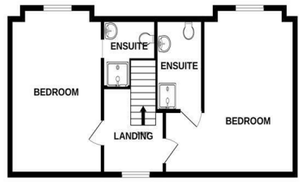
The first floor features two bedrooms, each with its own en-suite, ensuring privacy and convenience. On the ground floor, you will find two additional bedrooms, a useful office space, and a ground floor bathroom equipped with a luxurious four-piece suite. The lounge offers plenty of room for relaxation and socialising with doors leading to a fabulous outdoor entertaining and dining area, constructed within the generous garden. The property also benefits from parking for multiple vehicles along with the garage, adding to the convenience of this lovely home.

In summary, this spacious and modern property on Poplar Avenue is an ideal choice for those seeking a comfortable family home in a desirable location. Don't miss the opportunity to make this stunning chalet your own.

GROUND FLOOR



1ST FLOOR



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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