

SOWERBYS

Norfolk Property Specialists



19 Collingwood Close

Heacham, Norfolk, PE31 7LD

Offers in the Region of £595,000



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



19 COLLINGWOOD CLOSE

A beautifully appointed, individual detached residence offering extremely spacious accommodation with good quality fittings and finishes throughout. There is a lovely ground floor bedroom suite with dressing area and en-suite bathroom. This could be used as the main bedroom or a guest suite, as there is an equally impressive bedroom with en-suite bathroom on the first floor. The sitting room has been extended and has doors from the side and rear opening onto a large paved terrace. The kitchen/diner is beautifully fitted, including built in appliances, an island unit and again doors from the dining area open onto the terrace. There is attractive matching tiled flooring throughout the ground floor and recessed ceiling lighting to most rooms. A wall mounted gas fired boiler in the utility room provides central heating which is underfloor to the ground floor. A composite front entrance door opens into a spacious entrance hall, there are double glazed windows and an integral garage with additional car parking space. The gardens have been attractively landscaped and maintained, the majority being to the west of the property, and include an excellent summerhouse.



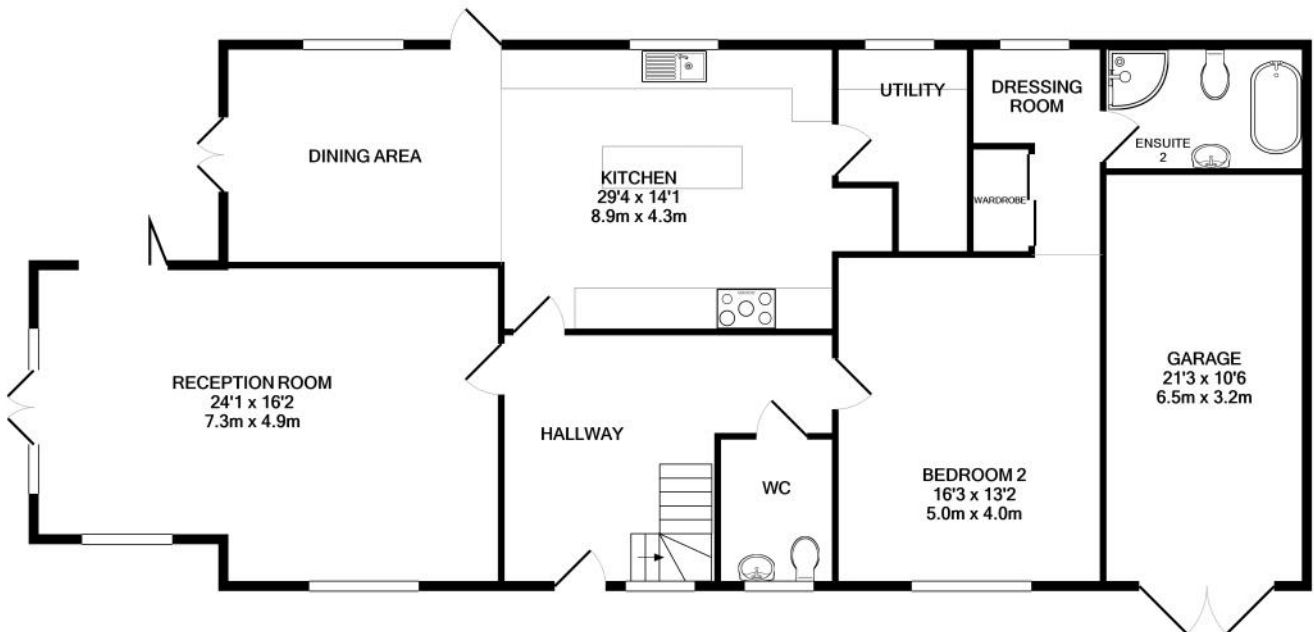
KEY FEATURES

- Spacious Individual Detached Residence
- Four Bedrooms, Two Having En-Suite Bathrooms
- Large Sitting Room and Kitchen/Diner
- Beautifully Presented Throughout
- Gas Fired Central Heating
- Double Glazing
- Attractive Well Stocked Gardens

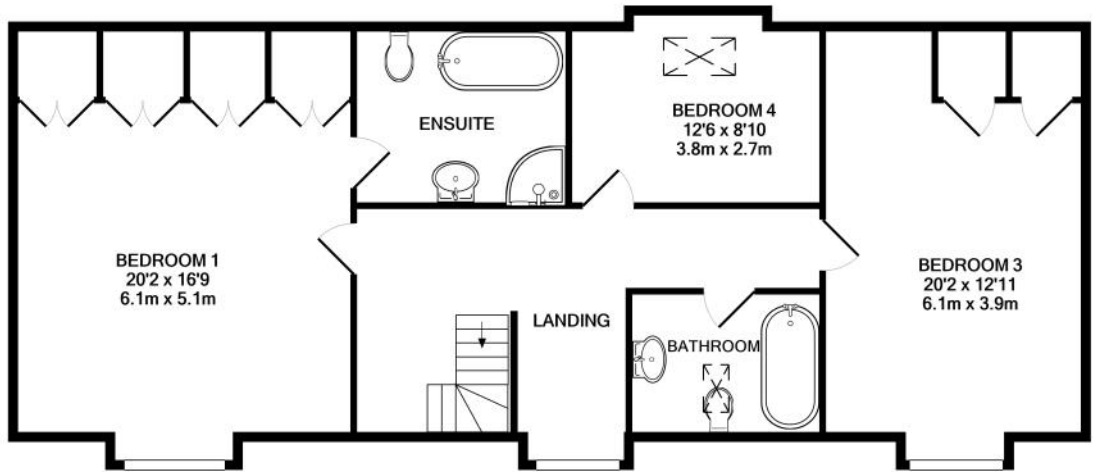








GROUND FLOOR
 APPROX. FLOOR
 AREA 1540 SQ.FT.
 (143.0 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1088 SQ.FT.
 (101.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2627 SQ.FT. (244.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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HUNSTANTON

Hunstanton is a coastal town and resort facing the Wash. It enjoys wonderful sunsets over the sea, being the only town on the east coast that faces west. The beach is long and sandy and is famous for its striped cliffs. There are two supermarkets, primary and secondary schools, and a range of shops. For golfers there is the superb championship golf course - Hunstanton Golf Club and nearby, The Royal West Norfolk Golf Club at Brancaster. In addition, Searles Holiday Park and the nearby Heacham Manor have their own courses. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.

SERVICES CONNECTED

All mains services are connected.

COUNCIL TAX

Band F. The amount payable for 2021/22 is £2,835.53.

ENERGY EFFICIENCY RATING

B. Ref:- 8677-6033-8180-5279-6996

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

Please note that Collingwood Close is a private, unadopted road which is maintainable by the residents.

DIRECTIONS

Driving along the main A149 road from Snettisham towards Hunstanton take the first left hand turning into Heacham where signposted to Heacham Beach, along Lamsey Lane. Take the first right hand turning into Collingwood Close and as you drive along the road Number 19 will be facing you at the head of the close.

Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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