

LANDLES



16 Wilton Road | Heacham | Norfolk



The semi-detached 4 bedroom house with four reception rooms situated in a popular residential area within walking distance of local amenities and Heacham North Beach.

Generous ground floor accommodation and No Onward Chain.

Purchase Price £265,000

Folio: W/622ts



- Entrance Hall
- Living Room
- Kitchen / Diner
- Dining Room
- Utility & Downstairs Shower Room



- Stairs to First Floor Landing
- 3 Beds to FF, 1 Bed to GF
- Bathroom & Sep WC
- Garden, Driveway & Double Garage
- Gas CH & DG

Heacham is a popular Norfolk coastal village situated around 3 miles to the South of Hunstanton and around 14 miles to the North of King's Lynn. The village is well served with a variety of amenities including supermarket, mini-market, fuel station, medical practice & golf club and is conveniently placed just off the A149 for easy access around the coast. The area boasts delightful sandy beaches with stunning views across The Wash and paved promenade walk to Hunstanton. **16 Wilton Road** is a semi-detached 4 bedroom house with extensive ground floor accommodation situated in a sought after residential location within the village. The property features sealed unit double glazing throughout, modern kitchen and a ground floor bedroom & shower room. Originally constructed as a house with a shop (the single part to the right hand side) and then converted into all residential many years ago. This house therefore offers a deceptive amount of space particularly on the ground floor. The property is attached to a small community hall used for some small group meetings.

Entrance Hall

With UPVC entrance door, radiator, BT telephone point, room thermostat and understairs cupboard.

Living Room 13' 10" x 10' 11" (4.22m x 3.33m) (max)

Fireplace with wood burner & tiled heart, shelving to alcoves, radiator with thermostat and television aerial point.

Kitchen 13' 10" x 9' 10" (4.22m x 3m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, integrated dishwasher, point & space for a gas range cooker with extractor above, tiled surrounds and vinyl flooring. Open to;

Diner 13' 11" x 11' 7" (4.24m x 3.53m)

Dual aspect with sliding patio door to rear garden, radiator and television aerial point.

Utility Room 11' 8" x 5' 6" (3.56m x 1.68m)

With fitted base units, worktop, stainless steel sink with drainer, tiled surrounds, electric radiator, extractor and vinyl flooring.

Rear Hall

With UPVC & double glazed rear door to the garden, storage cupboard and vinyl flooring.

Reception Room 14' 11" x 8' 1" (4.55m x 2.46m)

With skylight window and electric radiator.

Downstairs Shower Room

With low level WC, hand basin with tiled surround, electric shower with tiled walls, electric radiator, extractor and vinyl flooring.

Dining Room 14' 10" x 7' 8" (4.52m x 2.34m)

With skylight window, electric radiator and 2 points for wall lights.

Downstairs Bedroom 4 14' 11" x 11' 9" (4.55m x 3.58m)

With electric radiator.

Stairs to First Floor Landing

With radiator and airing cupboard housing hot water cylinder.

Bedroom 1 13' 11" x 10' 11" (4.24m x 3.33m)

With radiator with thermostat.

Bedroom 2 10' 3" x 9' 1" (3.12m x 2.77m)

With fitted wardrobes and radiator with thermostat.

Bedroom 3 10' 5" x 5' 11" (3.18m x 1.8m)

With radiator with thermostat.

Bathroom

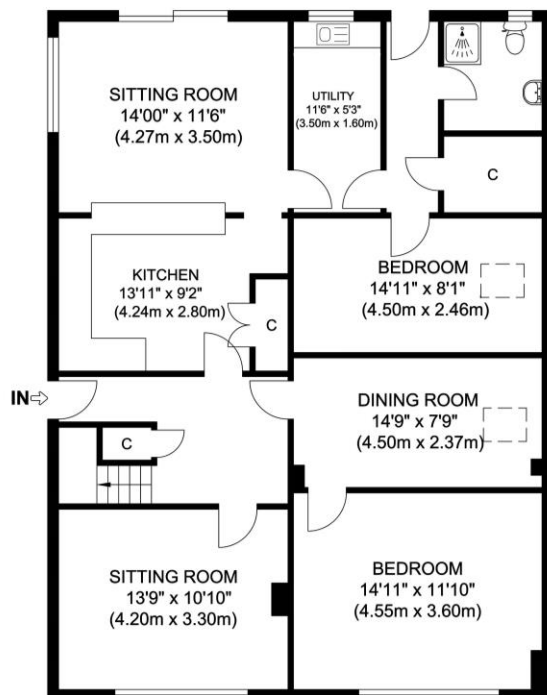
With pedestal hand basin, panelled bath with electric shower over, tiled walls, radiator, extractor and vinyl flooring.

WC

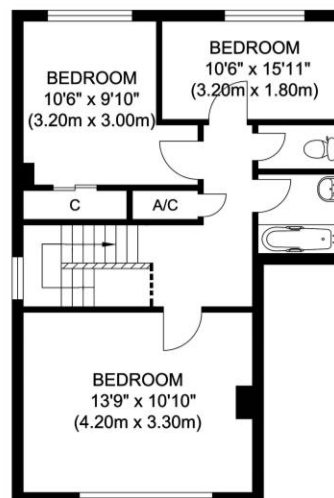
With low level WC and radiator with thermostat.

Outside

The rear garden of the property is enclosed with a large paved patio and the remainder laid to lawn. There is a detached **Double Garage** 18' 4" x 8' 9" (5.59m x 2.67m) & 18' 4" x 8' 9" (5.59m x 2.67m) with 2x up & over doors, personal door, lighting and power. There is ample off street parking to the front & side with gates providing vehicular access to the garage.



GROUND FLOOR

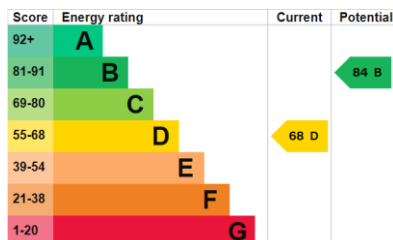


FIRST FLOOR

TOTAL APPROX. FLOOR AREA OF HOUSE 1625.56 SQ.FT. (151.02 SQ.M.)

16 Wilton Road Heacham, PE31 7AD

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £2,126.15, 2023/2024.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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