

DIRECTIONS

From the Brittons Office in Dersingham, turn right onto Hunstanton Road/Lynn Road, B1440, and proceed out of the village of Dersingham. At the roundabout, take the second exit onto the A149 towards Hunstanton, just past the traffic lights on the A149 take the second right onto Ringstead Road, then after the corner take the next left onto a private road where the property can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



18 Ringstead Road Heacham King's Lynn Norfolk PE31 7JA

IMMACULATE THREE BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY

Heacham

£360,000 Freehold



HALLWAY Tiled floor.	14'11 x 12'7 (4.55m x 3.84m)
LOUNGE/DINER Solid oak flooring. Radiator. Window to front and side aspect.	17'11 x 12'9 (5.46m x 3.89m)
KITCHEN/BREAKFAST ROOM Range of wall, base and drawer units with worktops over. Space for dishwasher and oven. Storage cupboard. Windows to side and rear aspects.	15'7 x 11'11 (4.75m x 3.63m)
CONSERVATORY Plumbing for washing machine and space for tumble dryer. Tiled floor. French doors to garden.	12'3 x 7'6 (3.73m x 2.29m)
BEDROOM 1 Laminate flooring. Radiator. Window to front aspect.	13'5 x 11'10 (4.09m x 3.61m)
BEDROOM 2 Laminate flooring. Radiator. Window to side aspect.	11'10 x 8'9 (3.61m x 2.67m)
BEDROOM 3 Laminate flooring. Radiator. Window to rear aspect.	8'9 x 6'4 (2.67m x 1.93m)
SHOWER ROOM Three piece suite comprising corner shower cubicle, vanity wash hand basin and w.c. Radiator. Window to rear aspect.	8'9 x 5'10 (2.67m x 1.78m)
FRONT GARDEN Laid to shingle with borders and ample parking. Five bar double gate leading to:	
GARAGE Up & Over door. Power and light. Side personal door.	17'7 x 8'9 (5.36m x 2.67m)
REAR GARDEN Mainly laid to lawn with raised flower beds, trees and patio area. Garden shed and oil tank.	

We are delighted to offer this immaculate three bedroom detached bungalow with garage and driveway. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises hallway, lounge/diner, kitchen/breakfast room, conservatory, three bedrooms and shower room. The front garden is laid to shingle with borders and ample parking. The rear garden is mainly laid to lawn with patio area, garden shed and oil tank.





