



4 GONVILLE CLOSE, HEACHAM. PE31 7JL

£159,950



You will find more photographs on the following property websites:-



**A MODERN SEMI DETACHED HOUSE SITUATED IN A POPULAR RESIDENTIAL AREA
WITHIN REACH OF LOCAL AMENITIES, SCHOOLS AND THE BEACH.
UPVC DOUBLE GLAZING. GAS FIRED RADIATOR CENTRAL HEATING.
PORCH, HALL, LOUNGE, KITCHEN, 2 BEDROOMS AND BATHROOM.
REAR GARDEN.**

Viewing by Appointment with the Agents

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The accommodation comprises:-

GROUND FLOOR

**PORCH 7'9 x 3' (2.36m x 0.92)
UPVC double glazed entrance door.**

**HALL
Staircase to 1st floor.**

**LOUNGE 14'5 x 10'1 (4.39m x 3.07m)
Window to front, radiator TV point and electrics for wall mounted Television.**

**KITCHEN 11'10 x 8'4 (3.61m x 2.54m)
Re-fitted with a range of modern white units at base and wall level, matching drawers,
stainless steel sink with mixer tap, built in stainless steel oven and hob with extractor unit
over, tiled splashbacks, fitted worktops, matching breakfast bar, space and plumbing for
washing machine, space for fridge/freezer, built in understairs cupboard. radiator, window to
the rear.**

**BATHROOM 5'7 x 5'4 (1.70m x 1.62m)
Fitted white suite with bath, shower over and fitted screen. Pedestal hand basin and low level
wc.**

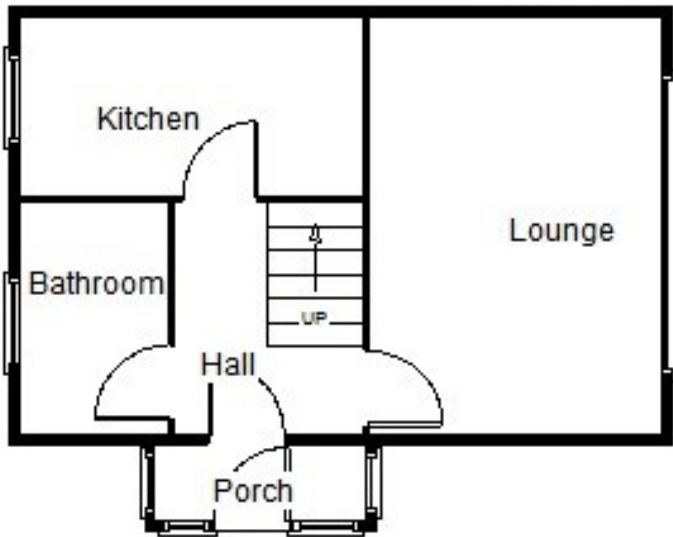
FIRST FLOOR

**BEDROOM 1 14'8 x 10'4 (4.47m x 3.15m)
Window to front with radiator.**

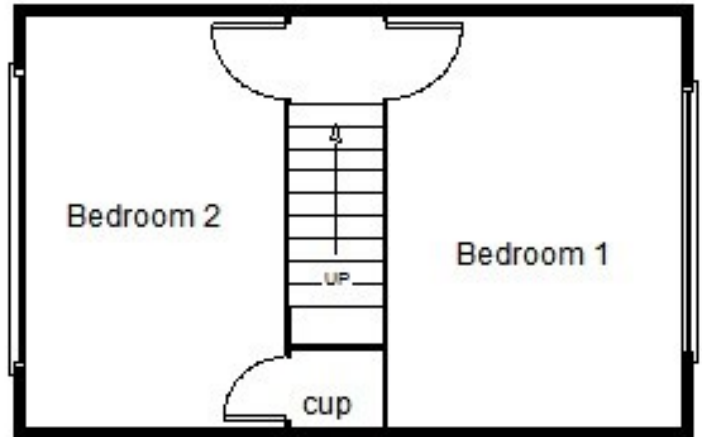
**BEDROOM 2 14'6 x 9' (4.42m x 2.74m)
Window to rear fitted cupboard with gas boiler and radiator.**

**OUTSIDE There is a shingled garden area to the front of the property and driveway to the side
providing off road parking. The rear garden is fully enclosed and comprises lawn, patio area,
flowers and plants.**

4 Gonville Close Heacham



Ground Floor



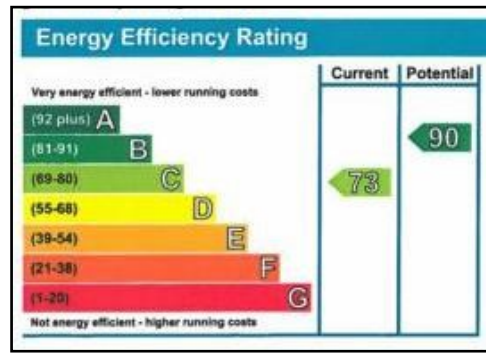
First Floor

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor of Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor

SUTTONS FOR THEMSELVES AND FOR THE VENDOR OR LESSOR WHOSE AGENTS THEY ARE DO NOT MAKE ANY WARRANTY AS TO THE ACCURACY OF THESE PARTICULARS, WHICH ARE MEANT AS A GUIDE ONLY, AND DO NOT FORM ANY PART OF A CONTRACT, AND THAT NO WARRANTY IS GIVEN BY ANY PERSON IN THE EMPLOYMENT OF SUTTONS

**4 GONVILLE CLOSE
HEACHAM
KINGS LYNN
NORFOLK. PE31 7JL**



DIRECTIONS: Approach Heacham on the A149 from Snettisham take the first right into Lamsey Lane, follow this road and take the first turning left into Folgate Road. The third right into College Drive and Gonville Close is forth turning on the right. No 4 is on the right.

