



Ringstead Road  
Heacham  
King's Lynn  
Norfolk  
PE31

Offers in Excess of £480,000

bettermove

# Ringstead Road King's Lynn

Bettermove are proud to present this 3 bedroom detached chalet house in Heacham.

The property benefits from double glazing, solar PV system, air source heat pump, and underfloor heating on the ground floor, with ample off street parking available via the private driveway.

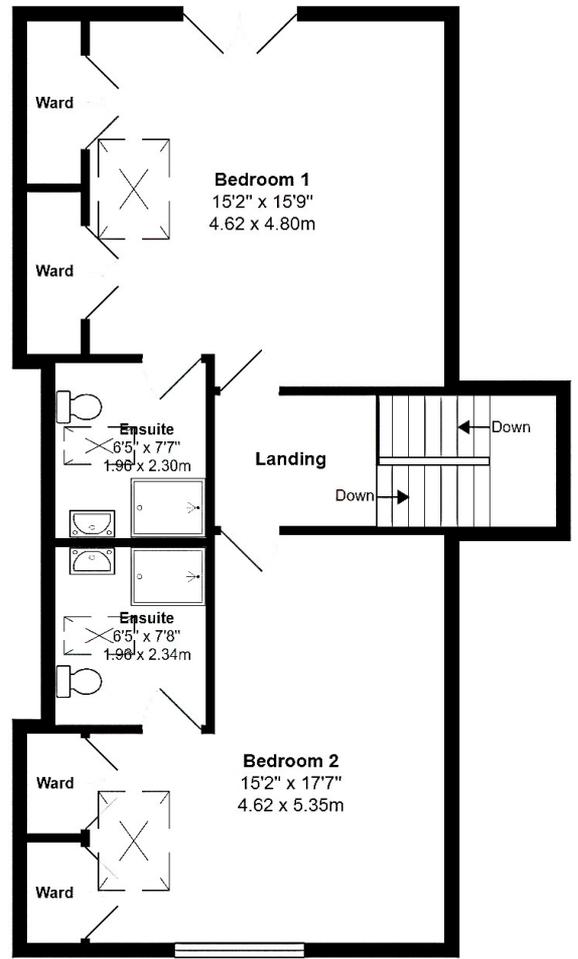
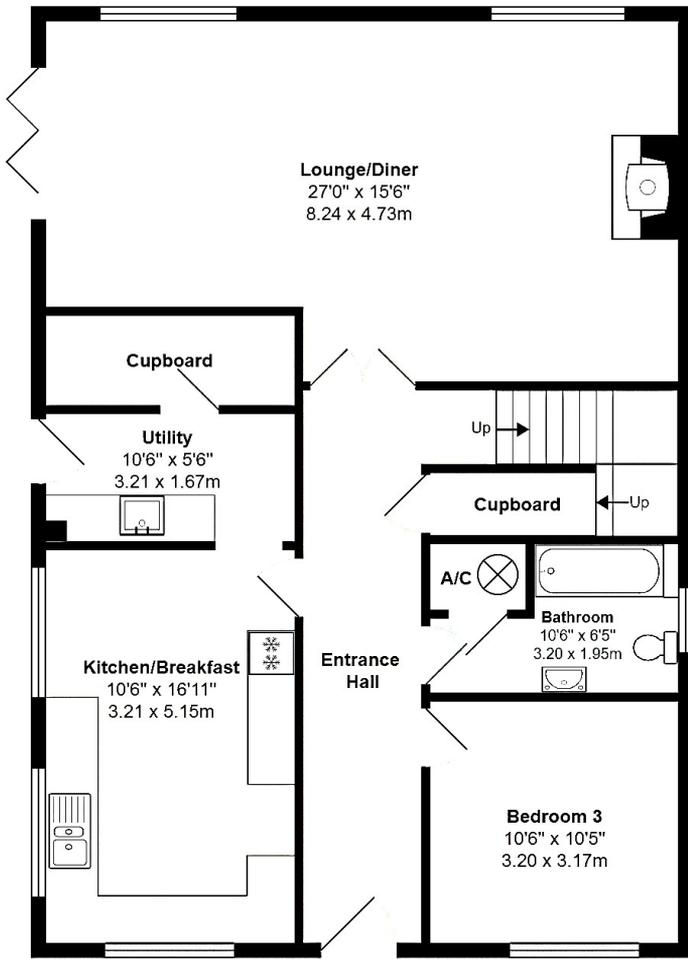
The council tax band is E.

The interior of this modern home comprises a welcoming entrance hall, a spacious lounge/dining room, a contemporary kitchen/breakfast room and a utility room on the ground floor. The ground floor also benefits from a bedroom and bathroom. The first floor consists of two double bedrooms, both benefiting from en-suite facilities. The exterior boasts beautifully established landscaped gardens with a feature pond and summerhouse, perfect for enjoying the summer months, along with a useful timber outbuilding providing a studio and workshop space.

Located in the coastal village of Heacham, King's Lynn, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront . Excellent transport connections can be found from King's Lynn train station, a variety of local bus routes, and quick access to the A149.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total Area: 1789 ft<sup>2</sup> ... 166.2 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	98	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>	98	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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