



*Plot H23 Heckingham Park,  
16 Heckingham Park Drive, Hales*



**MUSKIER  
MCINTYRE**  
ESTATE AGENTS



Norwich - 12.1 miles  
Beccles - 6.2 miles  
Loddon - 1.5 miles

An exciting opportunity to purchase a two bedroom restored period property with a wealth of history, in Hales near Loddon.

**\*\*ARCHITECT DESIGNED, GYM, TENNIS COURT, OUTSIDE RECREATIONAL AREA\*\***

Accommodation comprises briefly of:

- Two bedrooms
- Sitting room
- Kitchen
- Bathroom
- Garden
- Allocated parking
- Communal garden



### Property

One enters the property via a private entrance into the hallway, with stairs leading to the first floor. To the left a door leads to the contemporary kitchen fitted with a range of base and wall units incorporating an integrated dishwasher and electric oven. The sitting room is to the rear with a window overlooking the communal gardens. Upstairs you will find the two bedrooms; the larger of the two with window to the front aspect and second bedroom with views to the rear. The bathroom is fitted with bath with shower over, WC, and a hand wash basin. This property is finished to an extremely high standard incorporating double glazed timber framed windows and tiled floors in the kitchen & bathroom.

**Services**

Mains water and electricity connected.

**Fixtures & Fittings**

All fixtures and fittings are specifically excluded from the sale, but may be available in addition by separate negotiation.

**EPC/SAP Rating - TBC****Local Authority****Tax Band: B**

South Norfolk District Council

NR14 6FJ

**Agents Note**

It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Tenure**

**Freehold**

**Service Charges: TBC**

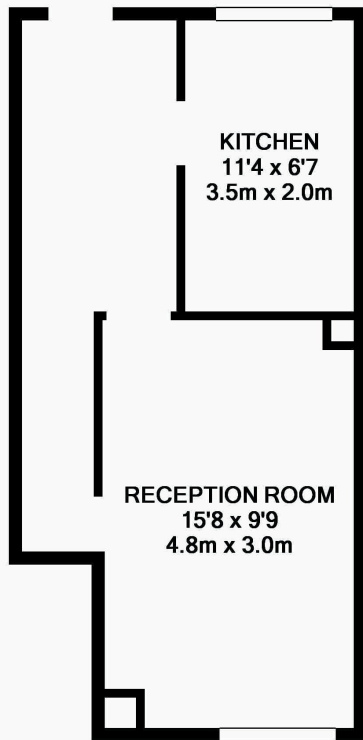
**Guide Price £165,000** subject to contract

**Outside**

The properties are approached via a private road entrance. The communal gardens are landscaped using a selection of trees and shrubs and there are two allocated parking spaces for each property. Additional communal facilities will include a gymnasium, outside recreational/childrens play area & tennis court.

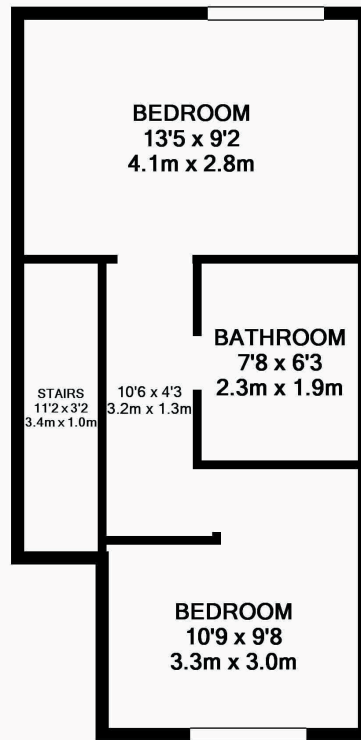
**Location**

The development is in Hales and near to Loddon which is a very popular village providing all schools (including Hobart High and Langley School), nurseries, shops, Post Office, Churches, doctors surgery, dentist, bank, library, pubs and access to the Broads network. The planned development site is close to many beautiful walks around Heckingham. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 40mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.



GROUND FLOOR  
APPROX. FLOOR  
AREA 326 SQ.FT.  
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

Beccles: 01502 710180  
Bungay: 01986 888160  
Diss: 01379 644822  
Halesworth: 01986 888205  
Harleston: 01379 882535  
Norwich: 01603 859343

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*To book a viewing please call us on 01508 521110*



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