

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,  
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King's Lynn,  
Norfolk, PE31 7EP

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A mature detached chalet bungalow (circa 1928) offering accommodation including:- Entrance Porch, Entrance Hall, Kitchen, Living Room, Utility, Two Shower Rooms, Bedrooms One and Two to the ground floor along with Landing and Bedrooms Three and Four to the first floor. The property which benefits from mostly UPVC double glazing and gas central heating has gardens to the front and rear along with off-road parking and a detached single garage.

The property is situated just off the High Street, at the centre of the popular, coastal village of Heacham. The village offers a range of amenities which includes; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, hairdressers, doctor's surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" service giving access along the North Norfolk Coast to other local towns and villages. A perfect location for dog walking, access to "Wild Ken Hill" and local beaches.

**Kenwood Road, Heacham, Norfolk, PE31 7DD**

**Offers In Excess Of - £400,000 Freehold**

## **COMPOSITE ENTRANCE DOOR AT THE SIDE TO:-**

### **ENTRANCE PORCH -**

**11' 10" x 3' 6" (3.61m x 1.07m)**

Power point, UPVC double glazing over a brick base, laminate flooring. Door to:-

### **ENTRANCE HALL**

Skimmed ceiling, patterned tiled floor, two boxed in radiators, UPVC double glazed window to Porch, stairs to first floor Landing, built-in storage cupboard. Doors to; Bedroom One, Bedroom Two, Kitchen and Shower Room.

### **SHOWER ROOM**

**6' 11" max x 4' 10" max (2.11m max x 1.47m max)**

Tiled floor, full height ceramic wall tiling, UPVC double glazed window to side, single radiator, chrome heated towel rail, electric wall heater, 1180mm wide shower cubicle with fitted electric shower, pedestal wash hand basin, low level WC.

### **BEDROOM ONE**

**12' 0 min opening to 17' 1" max x 12' 3" max (3.66m min opening to 5.21m max x 3.73m max)**

Papered ceiling, power points, television point, two double radiators, UPVC double glazed window to front, UPVC double glazed bay window to side.

### **BEDROOM TWO**

**10' 0" x 6' 9 " min (3.05m x 2.06m min)**

Papered ceiling, laminate flooring, power points, double radiator, UPVC double glazed window to rear, built-in storage cupboard.

### **KITCHEN/BREAKFAST**

**14' 2" x 8' 10" (4.32m x 2.69m)**

Skimmed ceiling, laminate flooring, power points, vertical bar radiator, UPVC double glazed windows to the side and rear. Range of matching wall and base units with round edged work surfaces over, stainless steel sink with single drainer and mixer tap over, space for cooker with cooker hood set in a pull out canopy over, space for under counter fridge. UPVC door to Utility Porch, opening through to:-

### **LIVING ROOM**

**13' 3" max x 12' 2" (4.04m max x 3.71m)**

Papered ceiling, laminate flooring, power points, television point, picture rail, single radiator, UPVC double glazed window to front, feature brick fire place with quarry tiled hearth.

### **REAR UTILITY PORCH**

**7' 4" x 4' 11" (2.24m x 1.5m)**

Skimmed ceiling, laminate flooring, power points, single radiator, plumbing provision for washing machine, space for fridge freezer. UPVC double glazed window and UPVC double glazed door to rear garden. Door to:-

### **SHOWER ROOM**

**8' 10" max x 4' 9" max (2.69m max x 1.45m max)**

Skimmed ceiling, laminate flooring, UPVC double glazed windows to the side and rear, chrome heated towel rail, 1180mm wide shower cubicle with full height composite wet board panelling and fitted system mixer shower with rain head, wash hand basin set on a vanity unit with cupboard under, low level WC, cupboard housing gas fired boiler supplying domestic hot water and radiators.

## FIRST FLOORING LANDING

Skimmed ceiling, access to roof space, power point. Doors to:-

## BEDROOM THREE

**13' 1" max x 9' 5" min opening to 12' 0" max (3.99m max x 2.87m min opening to 3.66m max**

Skimmed ceiling, laminate flooring, power points, single radiator, UPVC double glazed window to side.

## BEDROOM FOUR

**12' 0" x 10' 3" (3.66m x 3.12m)**

Skimmed ceiling, laminate flooring, power points, single radiator, UPVC double glazed window to side, built-in storage cupboard, two hatch doors to eaves.

## FRONT

Walled frontage with a garden having borders containing mature shrubs and plants, concrete driveway at the side supplying car standing and giving access to the garage at the rear and a gate giving pedestrian access to the rear garden.

## GARAGE

**15' 0" x 8' 11" (4.57m x 2.72m)**

Up and over door, power and lighting, personnel door to side.

## REAR

An enclosed low maintenance garden laid mainly to concrete with some inset shrubs and plants, outside tap, gate to front.

## DIRECTIONS

From the High Street end, turn into Kenwood Road and the property will be found a short distance further along on the left hand side.

## SERVICES

Mains Gas, Mains Electricity, Mains Water, Mains Drainage, Gas Central Heating. These services and associated appliances have not been tested.

**COUNCIL TAX** Band C = £2074.12 for 2025/26. Borough Council of King's Lynn & West Norfolk.

## ENERGY PERFORMANCE CERTIFICATE

EPC - Band E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

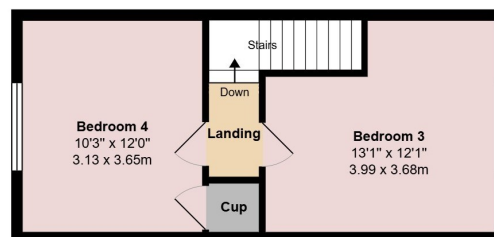
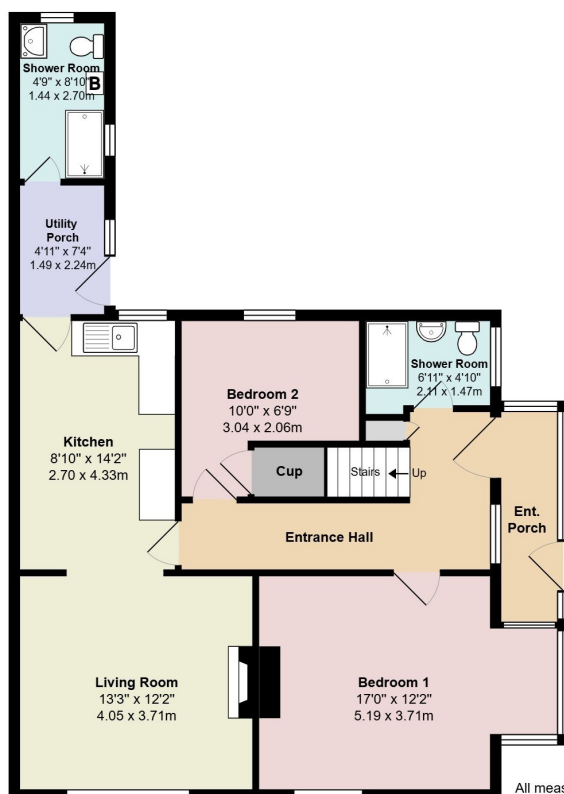












Total Area: 1196 ft<sup>2</sup> ... 111.2 m<sup>2</sup>

All measurements are approximate and for display purposes only

## Kenwood Road, Heacham, Kings Lynn, Norfolk, PE31 7DD

Illustration for identification purposes only. Measurements are approximate. Not to scale

**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.

**Referral Fees:** In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

**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.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

Since 1856

## SELLING & LETTING

**Town Country Coastal**

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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