

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
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Norfolk, PE31 7EP

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A mature detached bungalow offering accommodation including; Utility Porch, Kitchen, Living Room, Inner Hall, Conservatory, Shower Room Separate WC and Three Bedrooms. The property which benefits from PVC double glazing and gas central heating has gardens to the front and rear along with ample off road parking, a car port and a single garage.

The property is situated in a popular location within the sort after well served coastal village of Heacham and being approximately 800m from the beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary & junior schools, pharmacy, doctor's surgery, vet and pubs. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" running across the North Norfolk Coast. A perfect location for dog walking, access to the Beaches and Wild Ken Hill.

Neville Road, Heacham, Norfolk, PE31 7HD

Price- £275,000 Freehold

UPVC ENTRANCE DOOR AT THE SIDE TO:-

UTILITY PORCH

15' 1" x 4' 11" (4.6m x 1.5m)

Textured ceiling, UPVC double glazed windows to the front, side and rear, power points, electric panel wall heater, work surface with inset stainless steel sink with single drainer and cupboard under, tiled splash-back, plumbing provision for washing machine. Door to:-

KITCHEN

12' 9" max x 8' 10" max (3.89m x 2.69m)

Textured and coved ceiling, laminate flooring, power points, pantry cupboard, cupboard housing gas fired boiler supplying domestic hot water and radiators, airing cupboard housing hot water cylinder, double radiator, UPVC double glazed window to front, range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and half bowl sink unit with single drainer and mixer tap over, built-in electric oven, built-in microwave, built-in ceramic hob with cooker hood set in a pull out canopy over, built-in fridge, breakfast bar. Door to:-

LIVING ROOM

15' 0" min opening to 17' 7" max x 10' 11" max (4.57m min opening to 5.36m max x 3.33m max)

Textured and coved ceiling, power points, television point, double radiator, UPVC double glazed bay window to front, tiled open fire place and hearth. Door to:-

INNER HALL

Textured and coved ceiling, access to roof space, power points, telephone socket, single radiator, doors to bedrooms, shower room, separate WC. UPVC double glazed door to:-

CONSERVATORY

21' 5" x 9' 6" (6.53m x 2.9m)

UPVC double glazing, poly-carbonate roof with fitted blinds, power points, UPVC double glazed door to front, UPVC double glazed sliding door to rear.

SHOWER ROOM

5' 6" x 4' 8" (1.68m x 1.42m)

Textured and coved ceiling, single radiator, UPVC double glazed window to side, full height ceramic wall tiling. Suite comprising; corner shower cubicle with fitted electric shower, pedestal wash hand basin.

SEPERATE WC

4' 10" x 2' 7" (1.47m x 0.79m)

Textured ceiling, ceiling extractor, full height ceramic wall tiling, low level WC.

BEDROOM ONE

12' 9" x 9' 0" (3.89m x 2.74m)

Textured and coved ceiling, power points, single radiator. UPVC doubled glazed window and UPVC double glazed door to rear.

BEDROOM TWO

10' 11" x 9' 7" (3.33m x 2.92m)

(max room measurements excluding fitted wardrobes) Textured and coved ceiling, power points, single radiator. UPVC doubled glazed window to rear, fitted wardrobes.

BEDROOM THREE**8' 11" x 7' 3" (2.72m x 2.21m)**

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to side.

OUTSIDE**FRONT**

Garden laid mainly to paving with borders containing mature shrubs and plants, driveway at the side supplying car standing and giving access to the car port and the garage at the rear.

GARAGE**18' 2" x 9' 10" max (5.54m x 3m)**

Up and over door, power and lighting, window and personnel door to the rear garden.

REAR

Paved patio across the rear of the bungalow which leads onto the garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants along with inset mature shrubs and trees, pond feature.

DIRECTIONS

Leave our Heacham office by turning right into Pound Lane and at the T-junction turn left onto Station Road. Take the next right into Neville Road and continue to the crossroads with Wilton Road proceeding straight over. The property will be found further along on the right hand side.

SERVICES

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

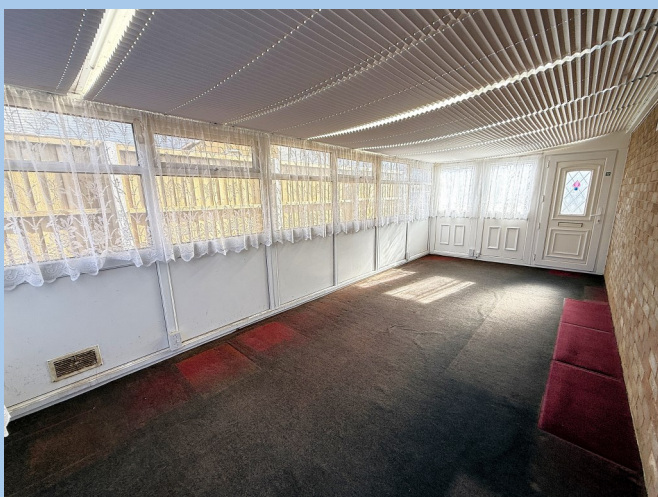
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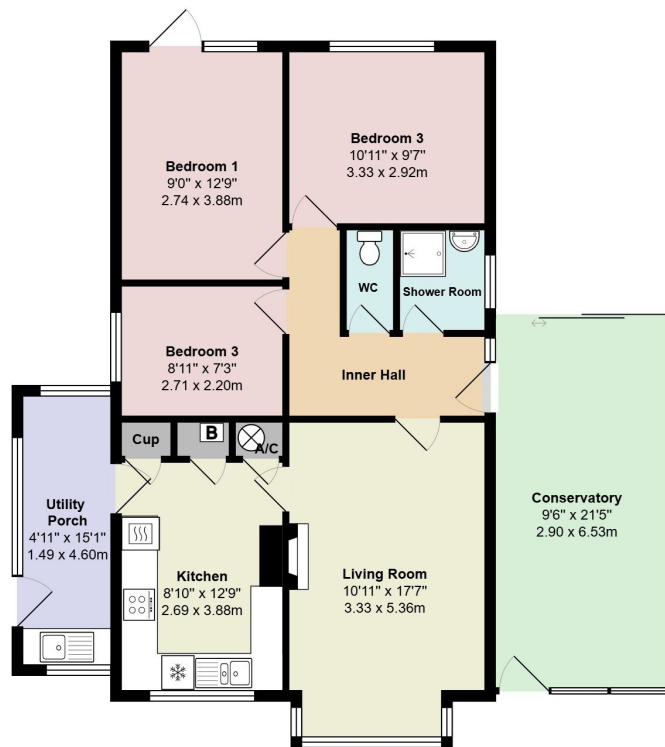
BAND C - £2074.12 (2025/26). Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE CERTIFICATE

EPC Band TBA -

EPC GRAPH TO FOLLOW





Total Area: 1040 ft² ... 96.6 m²

All measurements are approximate and for display purposes only

Neville Road, Heacham, King's Lynn, Norfolk, PE31 7HD

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

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SELLING & LETTING

Town Country Coastal

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

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