

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

01485 524544  
[info@landles.co.uk](mailto:info@landles.co.uk)  
[www.landles.co.uk](http://www.landles.co.uk)



A mature Semi-Detached Bungalow offering deceptively spacious accommodation including: Entrance Hall, Kitchen, Utility, Living Room, Dining Room, Two Double Bedrooms and Bathroom. The property which requires some updating, benefits from gas central heating and UPVC double glazing (in part) along with gardens to the front and rear, off-road parking and a detached single garage.

The property is located in the centre of the popular, well-served coastal village of Heacham. The village offers a range of amenities to including; a variety of local shops, Lidl supermarket, primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn with the property being approximately 1 mile to Heacham beach. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

**High Street, Heacham, Norfolk, PE31 7ER**

**Price - Offers In Excess Of - £300,000 Freehold**

## **UPVC FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Skimmed ceiling, access to roof space, tiled floor, power points, double radiator. Opening to Dining Room. Doors to:-Utility, Kitchen and Bedroom Two.

### **UTILITY**

**7' 8" x 7' 0" (2.34m x 2.13m)**

Skimmed ceiling, tiled floor, power points, UPVC double glazed window to rear, plumbing provision for washing machine, wall mounted gas fired boiler supplying domestic hot water and radiators. Range of matching wall and base units with round-edged work surfaces over, composite sink unit with mixer tap over. Low level WC.

### **KITCHEN**

**11' 6 max" x 11' 1" (3.51m x 3.38m)**

Skimmed ceiling, tiled floor, power points, UPVC double glazed window to rear, double radiator. Range of matching wall and base units with round-edged work surfaces over, one and a half bowl stainless steel sink unit with single drainer and mixer tap over. Built-in dishwasher, built-in fridge, recess with inset dual fuel "Rangemaster" range and extractor over. UPVC double glazed door to rear. Door to:-

### **LIVING ROOM**

**17' 11" x 12' 0" (5.46m x 3.66m)**

Skimmed ceiling with exposed ceiling beams, wood flooring, power points, TV points, two double radiators, double glazed bay window to front, feature fireplace set in brick surround and stone hearth along with inset wood burner. UPVC double glazed windows and UPVC double glazed double doors to rear.

### **BEDROOM 1**

**12' 4" x 11' 11 max" (3.76m x 3.63m)**

Skimmed ceiling, power points, double radiator, double glazed bay window to front.

### **BEDROOM 2**

**12' 0" x 11' 6 max" (3.66m x 3.51m)**

Skimmed ceiling, Power points, double radiator, double glazed window to front. Feature ornamental cast iron fireplace.

### **DINING ROOM**

**10' 0" x 7' 11" (3.05m x 2.41m)**

Skimmed ceiling, double glazed skylight, tiled floor, power points, double radiator, recess with shelving. Doors to Bedroom One & Bathroom.

### **BATHROOM**

**9' 8" x 7' 11" (2.95m x 2.41m)**

Skimmed ceiling with inset spotlights, vinyl floor covering, double radiator, UPVC double glazed window to side, part ceramic wall tiling. Suite comprising; corner bath with tiled splash-back, mixer tap and shower attachment over. Corner quadrant shower cubicle with full height composite back-splash and fitted system mixer shower.. Pedestal wash hand basin with tiled splash-back. Low level WC.

## **OUTSIDE**

### **FRONT**

The property has a walled frontage with a garden beyond being laid mainly to gravel with mature inset shrubs and plants. Garden area to the side, again with inset shrubs and plants. Gate giving pedestrian access to the rear.



## REAR

An enclosed garden laid partly to grass with mature inset shrubs and trees. Paved patio areas off the rear of the living room and kitchen along with a further patio in the rear left corner. External power points and lights, outside tap, paved path to garage personnel door.

## GARAGE

**15' 7" x 11' 11" (4.75m x 3.63m)**

A sectional garage with up and over door, power and lighting, window to rear, consumer unit, personnel door to rear garden.

## DIRECTIONS

Leave our Heacham office by foot and the property will found a short distance further down the road.

## SERVICES

Mains Electricity. Mains Gas. Mains Water. Mains Drainage. These services and related appliances have not been tested.

## COUNCIL TAX

Band C - £12074.12 for 2025/26 - Borough Council of King's Lynn & West Norfolk.

## ENERGY PERFORMANCE CERTIFICATE

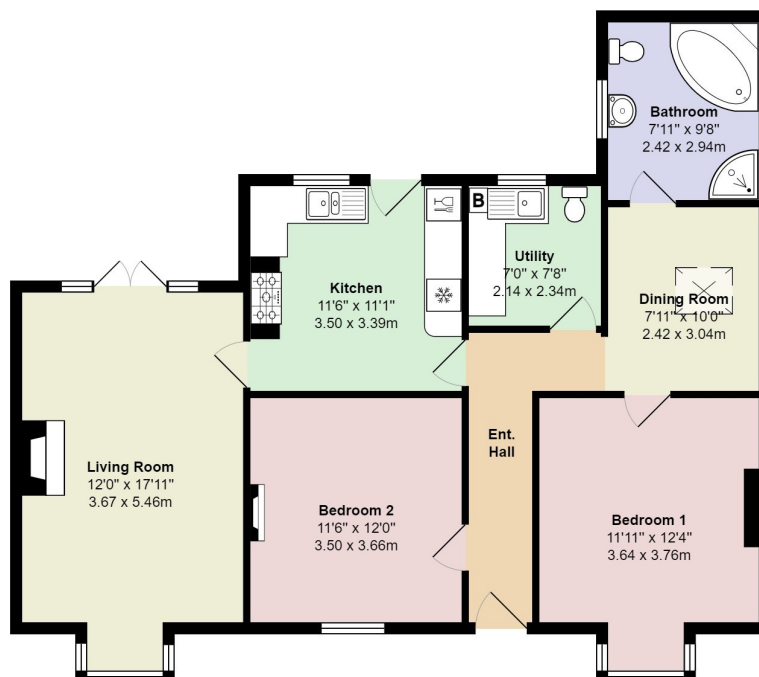
EPC Band D - A full copy is available on-line at:- <https://www.gov.uk/find-energy-certificate> - or from our offices.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		









## High Street, Heacham, King's Lynn, Norfolk, PE31 7ER

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

**KING'S LYNN OFFICE:**

Blackfriars Chambers, Blackfriars Street, King's Lynn PE30 1NY

**t: 01553 772816**

**COASTAL OFFICE:**

32 High Street, Heacham, Norfolk PE31 7EP

**t: 01485 524544**

e: [info@landles.co.uk](mailto:info@landles.co.uk)

[www.landles.co.uk](http://www.landles.co.uk)