

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
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Norfolk, PE31 7EP

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A mature semi-detached bungalow offering accommodation including; Entrance Hall, Kitchen, Living Room, Study, Garden Room/Conservatory, Two Bedrooms and Bathroom, along with a useful loft storage space with fixed stairs from the ground floor. The property which benefits from UPVC double glazing and gas central heating, has mature gardens to the front and rear (good sized rear) and off-road parking with a single garage.

The property is situated in a popular location within the well-served coastal village of Heacham, just three quarters of a mile from the South Beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, 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 around the North Norfolk coast. A perfect location for dog walking, access to the beach and "Wild Ken Hill"

Hadley Crescent, Heacham, Norfolk, PE31 7LG

Offers In Excess Of - £230,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

UTILITY ENTRANCE HALL

6' 4" x 5' 10" (1.93m x 1.78m)

Textured and coved ceiling, tiled Floor, power Points, UPVC double glazed window to front, single radiator, round-edged work surface, plumbing for washing machine, opening through to kitchen. Door to:-

BEDROOM TWO

9' 5" x 6' 4" (2.87m x 1.93m)

Textured and coved ceiling, laminate flooring, power points, single radiator, UPVC double glazed window to rear, wash hand basin set on a vanity unit with cupboard under.

KITCHEN

12' 5" x 7' 4" (3.78m x 2.24m)

Textured and coved ceiling, laminate flooring, power points, telephone socket, single radiator, range of matching wall and base units with round-edged work surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and mixer tap over, space for cooker with extractor hood over, space for fridge freezer. Lobby area with doors to bedroom one and living room, door to another lobby which leads to bathroom, double doors with stairs to first floor loft space. UPVC double glazed window and door to:-

CONSERVATORY

18' 6" x 8' 11" (5.64m x 2.72m)

UPVC double glazing over a brick base, polycarbonate roof with internally clad white UPVC panelled ceiling, tiled floor, power points, two single radiators, UPVC double glazed door to rear garden.

LIVING ROOM

16' 3" x 11' 1" (4.95m x 3.38m)

Textured and coved ceiling, ceiling light/fan, laminate flooring, power points, television point, telephone socket, double radiator, UPVC double glazed window to front. Arched opening to:-

STUDY

8' 2" x 6' 6" (2.49m x 1.98m)

Skimmed ceiling, ceiling light/fan, laminate flooring, power points, single radiator, UPVC double glazed window to front.

BEDROOM ONE

10' 3" x 9' 3" (3.12m x 2.82m)

Textured and coved ceiling, ceiling light/fan, power points, single radiator, UPVC double glazed window to conservatory, built-in wardrobe with sliding doors.

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Textured and coved ceiling, ceiling extractor, tiled floor, UPVC double glazed window to side, chrome heated towel rail, mostly full height ceramic wall tiling. Suite comprising; panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC.

LOFT STORAGE SPACE

15' 10" max x 13' 10" max (4.83m max x 4.22m max)

(max room measurements excluding the slopes in the roof) Two double glazed skylights, power points, single radiator, gas fired boiler supplying domestic hot water and radiators. Fixed stairs down to ground floor.

OUTSIDE

FRONT

The property has a low walled frontage with railings over and a gate to a paved path giving access to the front entrance door. The garden is laid partly to gravel and partly to paving.

GARAGE

Up & over door, with a driveway in front supplying parking for two cars. The garage is adjacent to No. 7

REAR

Paved patio area to the side and rear of the conservatory with a painted concrete balustrade and steps down to the garden. The garden is in two parts with the front part being laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Trellis arch with gates and a mature climber leading to the rear part of the garden which is laid mainly to gravel and enclosed mainly by fencing with borders containing mature shrubs, plants and mature trees.

DIRECTIONS

From our Heacham office, continue along the High Street and into Collins Lane. At the T junction turn left into Staithe Road. Take the second turning on the right into Folgate Road and then the third turning right into College Drive. Take the third turning left into Hadley Crescent and the property will be found at the end in the left hand corner.

SERVICES

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

COUNCIL TAX

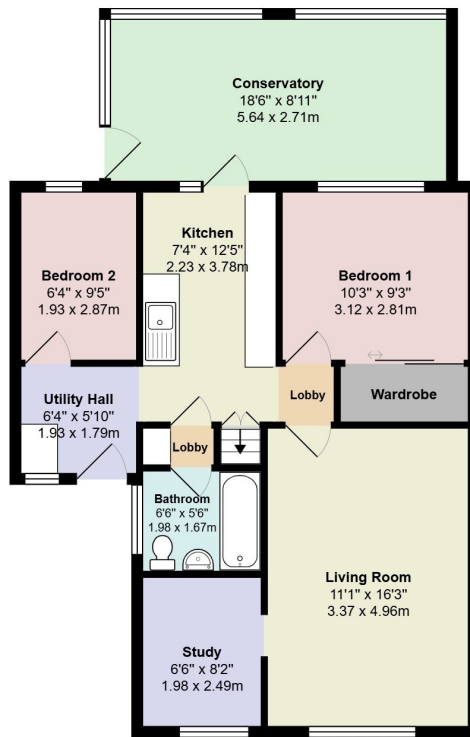
BAND B - £1814.86 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 809 ft² ... 75.2 m²

All measurements are approximate and for display purposes only

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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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