

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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Norfolk, PE31 7EP

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****NO ONWARD CHAIN**** A mature semi-detached bungalow that has been refurbished and modernised over the last 12 months and offers accommodation including; Entrance Hall, Living Room, Kitchen, Dining Room, Two Double Bedrooms and Bathroom. The property which benefits from new gas central heating and electrics has UPVC double glazing and a new fitted kitchen and bathroom. Outside there is ample gravelled off-road parking to the front and side, a good-sized garden to the rear along with a useful large block built workshop.

The property is situated in a non-estate position within the popular, well-served coastal village of Heacham, just 1km to the South Beach. The village offers a range of amenities which include; 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 around the North Norfolk coast.

Folgate Road, Heacham, Norfolk, PE31 7BQ

Offers In Excess Of - £285,000 Freehold

STORM PORCH WITH UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed ceiling with inset spotlights, access to roof space with pull down ladder and housing gas fired boiler supplying domestic hot water and radiators, laminate flooring, power points. Doors to bedrooms, bathroom and living room.

BEDROOM ONE

11' 7" max x 10' 5" max (3.53m max x 3.18m max)

Skimmed ceiling with inset spotlights, power points, double radiator, UPVC double glazed window to front.

BEDROOM TWO

9' 8" x 8' 4" (2.95m x 2.54m)

Skimmed ceiling with inset spotlights, power points, double radiator, UPVC double glazed window to rear.

BATHROOM

7' 3" x 5' 0" (2.21m x 1.52m)

Skimmed ceiling with inset spotlights, ceiling extractor, laminate flooring, UPVC double glazed window to rear, chrome heated towel rail, full height ceramic wall tiling. Suite comprising; 'P' shaped bath with fitted system mixer shower over, along with a curved glass shower screen. Vanity combi unit with inset wash hand basin, cupboards under and low level WC with concealed cistern. Lit vanity mirror.

LIVING ROOM

14' 11" x 9' 10" max (4.55m x 3.00m max)

Skimmed ceiling with inset spotlights, laminate flooring, power points, double radiator, UPVC double glazed windows to front and side. feature ornamental fire place recess with a TV recess over, having power points and TV point. Door to:-

KITCHEN

8' 10" x 8' 4" (2.69m x 2.54m)

Skimmed ceiling with inset spotlights, laminate flooring, power points, UPVC double glazed window to side, plumbing provision for washing machine. Range of matching wall and base units with square edge work surfaces over along with matching upstands, composite sink unit with single drainer and mixer tap over. Built-in electric double oven, built-in ceramic hob with stainless steel extractor hood over, built-in dishwasher, space for fridge freezer. Opening through to:-

DINING ROOM

9' 0" x 8' 9" (2.74m x 2.67m)

Skimmed ceiling with inset spotlights, laminate flooring, power points, double radiator, UPVC double glazed window to side. UPVC double glazed door to side.

OUTSIDE

FRONT

The property has a newly fitted fenced frontage with a driveway access to ample gravelled off-road parking at the front. This leads to further gravelled parking on the driveway at the side. (The driveway could be opened up to give access to the workshop at the rear which could be altered to have a garage door at the front).

REAR

Paved patio off the side of the dining room which leads onto the garden laid mainly to lawn and enclosed mainly by fencing.

WORKSHOP

17' 6" x 14' 3" max (5.33m x 4.34m max)

A block built workshop with a tiled roof having; power and lighting, cold water tap, windows to the sides and rear, UPVC personnel door to side, UPVC double glazed door and window to front. (This window and door could be replaced with a garage door to provide a large garage space)

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 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 related appliances have not been tested.

COUNCIL TAX

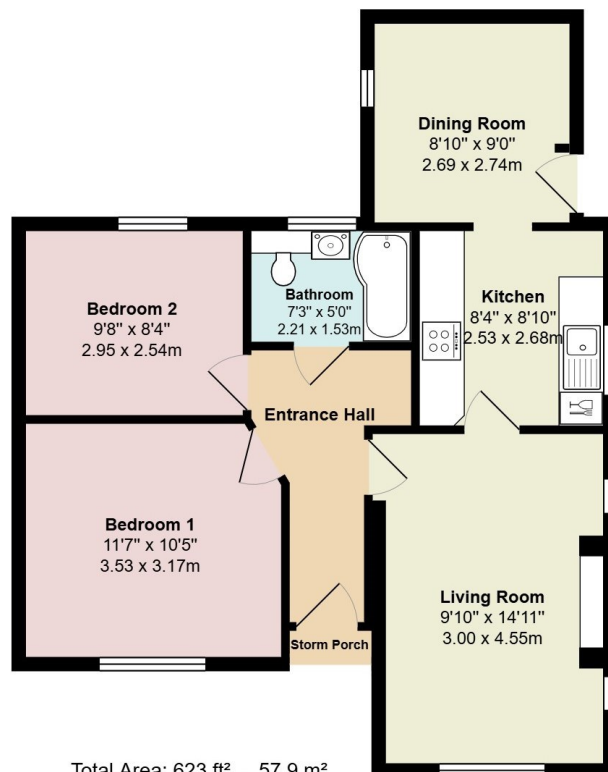
BAND A - £1,484.89 for 2024/25. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE CERTIFICATE

EPC BAND - TBA

EPC GRAPH TO FOLLOW





Total Area: 623 ft² ... 57.9 m²

All measurements are approximate and for display purposes only

Folgate Road, Heacham, King's Lynn, Norfolk, PE31 7BQ

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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