

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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****NO ONWARD CHAIN**** A detached bungalow offering accommodation including; Entrance Hall, Kitchen/Diner, Living Room, Two Double Bedrooms, Shower Room and an Adjoining External Store/Utility. The property which benefits from UPVC double glazing and gas central heating, has a garden frontage with off-road parking to the side and a nicely laid out, enclosed garden to the rear. Adjoining the garden, at the very rear, is a detached single garage with a power roller door.

The property is situated in a non-estate corner position, just 650m from the beach, within the popular coastal village of Heacham. The village offers a range of amenities to including; 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 regular "Coast Hopper" service offering access along the North Norfolk Coast. A delightful location for dog walking, access to Wild Ken Hill and local beaches.

Station Road, Heacham, PE31 7BN

Price - £350,000 Freehold

STORM CANOPY WITH UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Access to roof space, laminate flooring, power point, telephone socket, single radiator, airing cupboard housing gas fired boiler (2 years old) supplying domestic hot water and radiators. Doors to kitchen/diner, living room, bedrooms and shower room.

LIVING ROOM

15' 8" x 11' 8" max (4.78m x 3.56m max)

Power points, television point, telephone socket, UPVC double glazed bow window to front, feature brick fireplace with quarry tiled hearth and inset living flame gas fire.

KITCHEN/DINING ROOM

20' 6" x 10' 2" (6.25m x 3.1m)

A double aspect room with UPVC double glazed windows to either side. Laminate flooring to the dining area and tiled flooring in the kitchen. Power points, two single radiators, built-in storage cupboard. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl ceramic sink unit with single drainer and mixer tap over, built-in electric double oven, built-in ceramic hob with stainless steel extractor hood over and pan drawers under, built-in fridge, built-in freezer, built-in dishwasher, built-in washing machine. UPVC double glazed door to rear garden.

BEDROOM ONE

10' 9" max x 10' 8" max (3.28m max x 3.25m max)

(Max room measurements excluding fitted bedroom furniture). Power points, single radiator, UPVC double glazed window to rear, range of fitted bedroom furniture including wardrobes, drawers and dressing table.

BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m)

(Max room measurements excluding fitted bedroom furniture). Power points, single radiator, UPVC double glazed window to front, range of fitted bedroom furniture including wardrobes and dressing table.

SHOWER ROOM

6' 11" x 5' 7" (2.11m x 1.7m)

Tiled floor, single radiator, UPVC double glazed window to rear. Suite comprising; corner quadrant shower cubicle with full height ceramic wall tiling and fitted system mixer shower, vanity combi unit with inset wash hand basin, tiled splash-back and cupboards under. Low level WC with concealed cistern.

OUTSIDE

FRONT

The property has a low walled frontage to the garden beyond which is laid mainly to gravel with inset shrubs. Paved path across the front that continues down the left side of the bungalow. To the right is a brick-weave driveway supplying car-standing with a gate to the front garden and a gate to the rear garden.

REAR

An enclosed, mainly walled, garden laid mostly to lawn with well-stocked shaped borders containing mature shrubs and plants. Paved patio area of the rear of the bungalow with an outside tap and giving access to the external store/utility. Further paved patio to the side of the garage at the very rear, along with a timber garden shed and a gate providing pedestrian access at the rear.

EXTERNAL STORE/UTILITY 6' 9" x 3' 11" (2.06m x 1.19m)

With UPVC double glazed door

GARAGE 17' 7" x 8' 2" min (5.36m x 2.49m min)

Up and over power door, power and lighting, wall units, UPVC double glazed window and UPVC double glazed sliding door to rear garden.

DIRECTIONS

Leave our High Street office and turn right into Pound Lane. At the T Junction turn left into Station Road and head towards the North Beach. Continue along passing Wilton Road on your right and the property will be found a short distance further along on the right and before Marram Way.

SERVICES

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

COUNCIL TAX

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

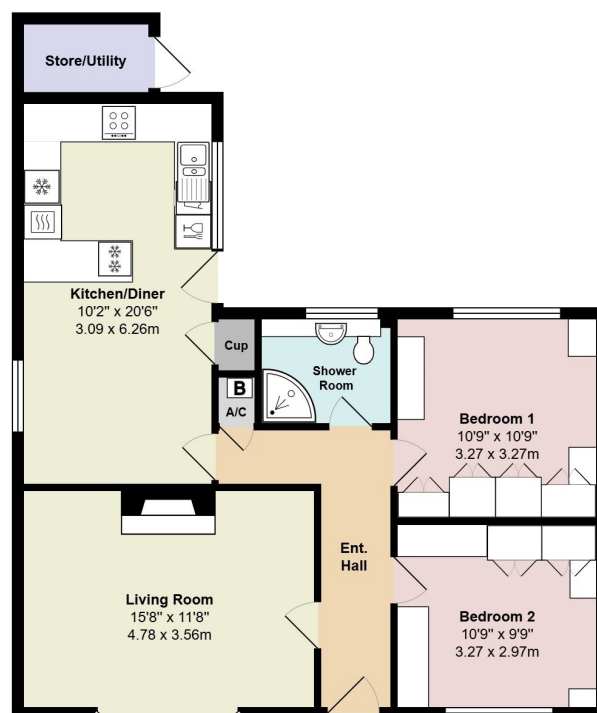
ENERGY PERFORMANCE CERTIFICATE

EPC Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







Total Area: 776 ft² ... 72.1 m² (excluding store/utility)
All measurements are approximate and for display purposes only

Station Road, Heacham, King's Lynn, Norfolk, PE31 7DB

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.

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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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