

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 brick and carrstone semi-detached bungalow offering accommodation including; Reception Hall, Cloakroom, Kitchen, Lounge/Dining Room, Two Double Bedrooms and Wet Room (which is en-suite to Bed One). The property which would benefit from some refurbishment, has UPVC double glazing and gas central heating, along with gardens to the front and rear, off-road parking and a detached single garage.

The property is situated in a small, pleasant courtyard development of five similar properties within the popular, coastal village of Heacham. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary & junior schools, pharmacy, hairdressers, 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.

1 Cherry Tree Close, Heacham, PE31 7TP

Price - £275,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

RECEPTION HALL

Textured and coved ceiling, access to roof space, power points, telephone socket, vinyl plank flooring, single radiator, built-in storage cupboard, airing cupboard housing hot water cylinder. Doors to; cloakroom, kitchen, lounge/dining room and bedrooms.

CLOAKROOM

6' 9" x 2' 9" (2.06m x 0.84m)

Textured and coved ceiling, ceiling extractor, vinyl floor covering, single radiator, full height ceramic wall tiling, wash hand basin, low level WC.

KITCHEN

10' 1" x 8' 11" (3.07m x 2.72m)

Textured and coved ceiling with inset spotlights, vinyl plank flooring, single radiator, UPVC double glazed window to side, power points, wall mounted gas fired boiler supplying domestic hot water and radiators, plumbing provision for dishwasher and washing machine, range of matching wall and base units with round edged work surfaces over, tiled splashbacks, composite sink unit with single drainer and mixer tap over, built-in electric oven, built-in ceramic hob with cooker hood over, space for under counter fridge, UPVC double glazed door to side.

LOUNGE/DINING ROOM

20' 6" x 11' 9" (6.25m x 3.58m)

A double aspect room with UPVC double glazed windows to the side and rear, textured and coved ceiling, vinyl plank flooring, power points, two single radiators, television point, telephone socket, UPVC double glazed door to rear.

BEDROOM ONE

18' 6" x 9' 6" min (5.64m x 2.9m)

Textured and coved ceiling, vinyl plank flooring, power points, two single radiators, UPVC double glazed windows to the front and rear, built-in wardrobe with over head cupboards. Door to:-

WET ROOM

9' 0" x 6' 1" (2.74m x 1.85m)

Textured and coved ceiling, ceiling extractor, single radiator, UPVC double glazed window to rear, non-slip vinyl flooring with floor drain in the shower area, light/shaver socket, part full height ceramic wall tiling and part composite wet board panelling around the shower area, fitted electric shower, wash hand basin, low level WC.

BEDROOM TWO

20' 6" x 8' 5" min opening to 9'8" max (6.25m x 2.57m opening to 2.95m max)

A double aspect room with UPVC double glazed windows at each end, power points, telephone socket, television point, two single radiators, built-in wardrobes with overhead cupboards.

OUTSIDE

FRONT

Gravelled garden area with mature trees and enclosed by railings with a paved path to the front entrance door. Gated driveway at the side supplying car standing and giving access to the garage and a gate giving pedestrian access to the rear garden. Outside tap.

GARAGE

17' 11" x 9' 9" min (5.46m x 2.97m)

Up and over door, power and lighting, personnel door to side.

REAR

An enclosed garden with paved patio area and paved path around the garden along with borders containing mature shrubs and trees

DIRECTIONS

Leave our High Street office by continuing along the High Street, passing School Road on your left, Malthouse Crescent on the left and then take the next right into Cherry Tree Close. The property is the first one on the left 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 D - £2074.12 (2024/25). Borough Council of King's Lynn & West Norfolk.

Energy Performance Rating

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate and for display purposes only

1 Cherry Tree Close, Heacham, King's Lynn, Norfolk, PE31 7TD

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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