

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

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A spacious, double fronted end terraced period house offering accommodation including:- Entrance Hall, Dining Room, Living Room, Kitchen, Utility Room and Bathroom to the ground floor along with Landing, Four Double Bedrooms, a Single Fifth Bedroom and Bathroom to the first floor. The property which benefits from UPVC double glazing and gas central heating, has a small garden frontage with an enclosed well stocked garden to the rear along with a 33ft tandem garage and a useful workshop/office adjoining the rear of the house.

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 as well as the popular "Coast Hopper" offering access along the North Norfolk Coast and local towns and villages. The property being approximately 1 mile to Heacham beach and is a perfect location for dog walking, access to Wild Ken Hill and local beaches.

High Street, Heacham, Norfolk, PE31 7EP

Price - £425,000 Freehold

FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Papered ceiling, exposed wood flooring, power points, telephone socket, solid wood doors to; Dining Room, Living Room and Kitchen, opening through to Rear Entrance Lobby and an arched opening through to the stairs lobby.

DINING ROOM

14' 5" max into bay x 9' 9" max (4.39m max x 2.97m max)

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

LIVING ROOM

14' 8" max into bay x 12' 3" max (4.47m max x 3.73m max)

Papered ceiling, power points, television points, two double radiators, UPVC double glazed bay window to front, feature open fireplace and hearth.

KITCHEN

11' 1" max x 9' 8" max (3.38m max x 2.95m max)

Skimmed ceiling with inset spotlights, vinyl floor covering, power points, double radiator, UPVC double glazed window to rear, built-in pantry 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. Space for 900mm range cooker with extractor hood over, space for fridge freezer. Door to:-

UTILITY ROOM

9' 10" x 5' 2" (3.00m x 1.57m)

Skimmed ceiling, access to roof space, tiled floor, power points, double radiator, UPVC double glazed window to side, plumbing provision for washing machine and dishwasher, round edged work surface with wall unit over, airing cupboard with radiator, cupboard housing gas fired boiler supplying domestic hot water and radiators. Door to rear garden.

REAR ENTRANCE LOBBY

Papered ceiling, vinyl floor covering, under stairs cupboard. Door to rear.

STAIRS LOBBY

Skimmed ceiling, vinyl floor covering, double radiator, stairs to first floor landing, cloaks area. Door to:-

BATHROOM

7' 2" max x 6' 7" max (2.18m max x 2.01m max)

Skimmed ceiling with inset spot lights, vinyl floor covering, shaver socket, UPVC double glazed window to rear, chrome heated towel rail, full height ceramic wall tiling, wall extractor. Suite comprising; corner bath with mixer tap and shower attachment over, wash handbasin set on a chrome stand, low level WC.

FIRST FLOOR LANDING

8' 11" max x 7' 6" max (2.72m max x 2.29m max)

Papered ceiling, power points, UPVC double glazed window on the stairs to the rear. Doors to:-

BEDROOM ONE

12' 1" x 9' 11" (3.68m x 3.02m)

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

BEDROOM TWO

12' 1" x 10' 2" max (3.68m x 3.1m max)

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

BEDROOM THREE

10' 6" x 10' 0" (3.2m x 3.05m)

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

BEDROOM FOUR

10' 3" x 10' 1" max (3.12m x 3.07m max)

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

BEDROOM FIVE

8' 10" x 7' 2" (2.69m x 2.18m)

Skimmed ceiling, access to roof space, power points, double radiator, UPVC double glazed window to front.

BATHROOM

7' 5" max x 5' 4" min (2.26m max x 1.63m min)

Skimmed ceiling, vinyl floor covering, UPVC double glazed window to rear, shaver socket, chrome heated towel rail, built-in pigeon hole storage, electric wall heater, part wood panelling; Suite comprising panelled bath with full height tiled splash-back and fitted system mixer shower, pedestal wash hand basin with tiled splash-back, low level WC.

OUTSIDE

FRONT

The property has a small front garden enclosed mostly by low walls with a gate to a concrete path which leads to the front entrance door. The garden is laid mainly to gravel with inset shrubs and plants. Concrete car standing for a small car. Access to the garage, at the rear, is via Kenwood Road which adjoins the property.

REAR

An enclosed garden laid partly to lawn, with a paved patio area and borders containing mature shrubs and plants. Vegetable garden with further flower beds, potting shed adjoining the garage and measuring 8'10" x 5'11". Gate to an enclosed secret patio area to the rear of the garage, measuring 12'11" min x 11'6". External Workshop/Office adjoining the rear of the house.

TANDEM GARAGE

33' 4" max x 12' 7" min (10.16m max x 3.84m min)

Power roller door, power and lighting, windows to side and rear, two personnel doors to rear garden, double doors to rear garden. The garage is accessed from Kenwood Road.

WORKSHOP/OFFICE

8' 10" x 8' 3" (2.69m x 2.51m)

Skimmed ceiling, power points, single radiator, UPVC double glazed windows, round edged work surface to one side with cupboards under.

DIRECTIONS

At the traffic lights by Norfolk Lavender turn left into Lynn Road. Continue into the village passing the Tesco Express store on your left and turn immediately left into High Street. The property will be found further along 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 E - £2851.92 for 2025/26. Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE RATING

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		







Total Area: 1426 ft² ... 132.5 m² (excluding store/workshop, storm porch)

All measurements are approximate and for display purposes only

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

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.

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SELLING & LETTING

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property in King's Lynn and the coastal & rural villages of North & West Norfolk

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