

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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****NO ONWARD CHAIN**** A mature detached bungalow offering accommodation including; Entrance Hall, Kitchen, Lounge/Dining Room, Conservatory, Three Bedrooms and Bathroom. The property which benefits from UPVC double glazing and gas central heating (new boiler March 2024), has gardens to the front and rear, along with off-road parking and a single garage.

The property is situated in a small close made up of similar properties, within the popular, well-served, coastal village of Heacham. The village offers a range of amenities which includes; 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 giving access along the North Norfolk Coast to other local towns and villages. A perfect location for dog walking, access to "Wild Ken Hill" and local beaches.

Ruskin Close, Heacham, Norfolk, PE31 7SE

Price - £275,000 Freehold

UPVC SIDE ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured ceiling, access to roof space, power point, single radiator, airing cupboard housing hot water cylinder, two built-in storage cupboards. Doors to Bedrooms, Kitchen, Lounge/Diner and Bathroom.

KITCHEN

9' 11" x 8' 0" (3.02m x 2.44m)

Textured ceiling, power points, double radiator, UPVC double glazed window to front, plumbing provision for washing machine. Range of matching wall and base units with wood-block work surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with cooker hood set in a pull-out canopy over, wall unit housing gas fired boiler supplying domestic hot water and radiators, space for fridge freezer.

LOUNGE/DINER

17' 3" max x 13' 7" max (5.26m max x 4.14m max)

Textured and coved ceiling, power points, television point, telephone socket, two double radiators, UPVC double glazed bow window to front.

BEDROOM ONE

12' 4" x 9' 7" (3.76m x 2.92m)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear, built-in wardrobe.

BEDROOM TWO

9' 11" x 7' 8" (3.02m x 2.34m)

Textured ceiling, power points, double radiator, UPVC double glazed window and UPVC double glazed door to:-

CONSERVATORY

11' 2" x 9' 4" (3.4m x 2.84m)

UPVC double glazing over a brick base, pitched poly-carbonate roof, power points, double radiator, UPVC double glazed sliding door to rear garden.

BEDROOM THREE

7' 0" x 6' 9" (2.13m x 2.06m)

Textured ceiling, power point, single radiator, UPVC double glazed window to side.

BATHROOM

6' 11" x 5' 6" (2.11m x 1.68m)

Textured ceiling, single radiator, UPVC double glazed window to side, full height ceramic wall tiling. Suite comprising; panelled bath with fitted electric shower over, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

Garden laid mainly to gravel with outside tap. Driveway at the side supplying car standing and giving access to the garage at the rear, along with a gate giving pedestrian access to the rear garden.

GARAGE
19' 5" x 9' 0" max (5.92m x 2.74m max)

Up and over door, power and lighting, window to rear, steel personnel door to rear garden.

REAR

An enclosed garden laid mainly to lawn with well-stocked borders containing mature shrubs and plants.

DIRECTIONS

From the traffic lights at Norfolk Lavender turn into Lynn Road Heacham and head toward the village. Take the first turning left into Nourse Drive and then the second right into Ruskin Close. The property will be found just a short distance 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

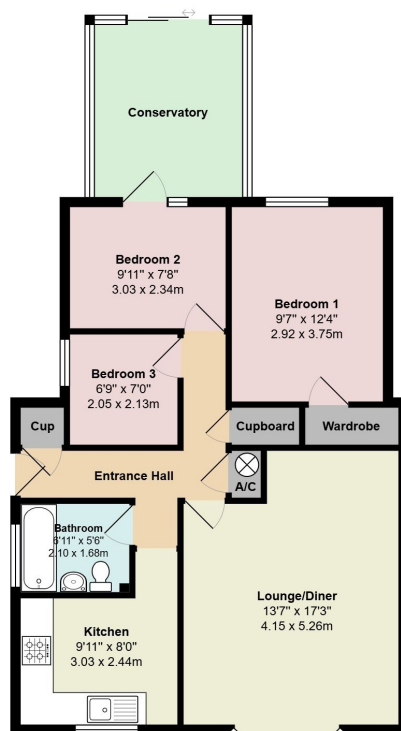
Band C - £2074.12 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 848 ft² ... 78.8 m²

All measurements are approximate and for display purposes only

Ruskin Close, Heacham, King's Lynn, Norfolk, PE31 7SE

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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