

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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**\*\*NO ONWARD CHAIN\*\*** A spacious, mature detached bungalow offering accommodation including; Entrance Hall, Living Room, Kitchen/Breakfast, Utility, Garden Room, Two Double Bedrooms and Shower Room. The property which benefits from UPVC double glazing (except kitchen & pantry) and gas central heating, has well-maintained gardens to the front and rear along with off-road parking and a detached single garage.

The property is situated in a popular location within the well-served, coastal village of Heacham, just 1km from Heacham North Beach. 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.

**Pine Mall, Heacham, Norfolk, PE31 7AE**

**Price - £325,000 Freehold**

## **UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Textured and coved ceiling, access to roof space, power point, telephone socket, single radiator, built-in storage cupboard. Doors to; Bedrooms, Shower Room, Kitchen/Breakfast and Living Room.

### **LIVING ROOM**

**14' 10" x 11' 3" (4.52m x 3.43m)**

Textured and coved ceiling, power points, television point, double radiator, UPVC double glazed window to front, feature brick fireplace and hearth with living flame gas fire and back boiler supplying domestic hot water and radiators.

### **KITCHEN/BREAKFAST**

**14' 9" max x 11' 0" min (4.5m max x 3.35m min)**

Pine clad ceiling, vinyl floor covering, power points, double radiator, single glazed wood window to garden room, airing cupboard housing hot water cylinder, pantry cupboard. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, space for cooker with cooker hood set in a pull-out canopy over. UPVC double glazed door to utility. Opening through to:-

### **GARDEN ROOM**

**14' 9" x 10' 0" (4.5m x 3.05m)**

A triple aspect room with UPVC double glazed windows to the sides and rear along with UPVC double glazed double doors to rear. Textured and coved ceiling, vinyl floor covering, power points, television point, double radiator.

### **UTILITY ROOM**

**11' 2" x 5' 10" (3.4m x 1.78m)**

Textured and coved ceiling, tiled floor, power points, electric wall-mounted panel heater, plumbing provision for washing machine, UPVC double glazed window to side, stainless steel sink unit with tiled splash-back and cupboard under. UPVC double glazed doors to the side and rear.

### **BEDROOM ONE**

**13' 11" x 10' 8" (4.24m x 3.25m)**

Textured and coved ceiling, power point, telephone socket, single radiator, UPVC double glazed window to front.

### **BEDROOM TWO**

**11' 2" x 8' 11" (3.4m x 2.72m)**

Textured and coved ceiling, power points, television point, single radiator, UPVC double glazed window to rear.

### **SHOWER ROOM**

**7' 1" max x 5' 5" min (2.16m max x 1.65m min)**

Textured and coved ceiling, tiled floor, single radiator, UPVC double glazed window to rear shaver socket, part ceramic wall tiling. Suite comprising; corner shower cubicle with full height ceramic wall tiling and fitted electric shower, pedestal wash hand basin, low level WC.

## OUTSIDE

### FRONT

Garden laid mainly to gravel with borders containing mature shrubs and plants. Paved path to front entrance door. Gate at the right side giving pedestrian access to the rear. Driveway at the left supplying car standing and giving access to the garage at the rear.

### GARAGE

**17' 11" x 9' 9" max (5.46m x 2.97m max)**

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

### REAR

Paved patio off the rear of the garden room which leads onto the well maintained garden laid mainly to lawn and enclosed mainly by fencing with gravelled borders containing mature shrubs and plants. Timber summerhouse and greenhouse.

### 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 and turn right into Wilton Road. Continue to the very end which turns into Pine Mall and the property will be found at the end on the left.

### 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 - £2333.39 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		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		









Total Area: 1037 ft² ... 96.4 m² (excluding garage)

All measurements are approximate and for display purposes only

## Pine Mall, Heacham, King's Lynn, Norfolk, PE31 7AE

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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