

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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A beautifully presented, mature detached bungalow offering spacious accommodation including; Entrance Porch, Kitchen, Living Room, Inner Hall, Conservatory, Three Bedrooms and Shower Room. The property which benefits from UPVC double glazing and gas central heating, has well-presented gardens to the front and rear along with ample off-road parking and a detached sectional single garage.

The property is situated in a popular location within the well-served coastal village of Heacham, just 1km from the 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 - £375,000 Freehold

UPVC ENTRANCE DOOR AT THE SIDE TO:-

ENTRANCE PORCH

9' 10" x 4' 11" (3m x 1.5m)

UPVC double glazing, pitched poly-carbonate roof, vinyl floor covering, outside tap. UPVC double glazed door to:-

KITCHEN

12' 7" min x 6' 3" min opening to 8' 11" max (3.84m min x 1.91 min opening to 2.72m max)

Skimmed ceiling with moulded coving and inset spotlights, vinyl plank flooring, power points, double radiator, plumbing provision for washing machine and dishwasher, UPVC double glazed window with fitted blinds to front, airing cupboard with radiator and shelving, built-in storage cupboard. Range of matching wall and base units with work surfaces over and matching upstands, one and a half bowl ceramic sink unit with mixer tap over, built-in "NEFF" electric oven, built-in "NEFF" gas hob with stainless steel extractor hood over, space for tumble dryer, space for fridge freezer. Glazed panelled door to:-

LIVING ROOM

15' 1" x 10' 11" (4.6m x 3.33m)

Skimmed ceiling with moulded coving, vinyl plank flooring, power points, television point, double radiator, UPVC double glazed bow window with fitted blinds to front, fire place recess with inset wood burner set on a tiled hearth. Glazed panelled door to:-

INNER HALL

Skimmed and coved ceiling with inset spotlights, access to roof space, vinyl plank flooring, power points, telephone socket, single radiator. Doors to bedrooms and shower room. UPVC double glazed double doors to:-

CONSERVATORY

20' 0" x 9' 7" (6.1m x 2.92m)

UPVC double glazing with fitted blinds over a brick base, pitched poly-carbonate roof, ceiling light/fan, part carpeted and part vinyl floor covering, power points, double radiator. UPVC double glazed double doors to rear.

BEDROOM ONE

12' 9" x 8' 11" (3.89m x 2.72m)

(max room measurements excluding fitted bedroom furniture) Skimmed ceiling with moulded coving, power points, single radiator, UPVC double glazed window to rear. Range of fitted wardrobes with overhead cupboards.

BEDROOM TWO

10' 11" x 9' 8" (3.33m x 2.95m)

Skimmed ceiling with moulded coving, power points, single radiator, UPVC double glazed window to rear.

BEDROOM THREE

8' 11" x 7' 3" (2.72m x 2.21m)

Skimmed ceiling with moulded coving, vinyl plank flooring, power points, single radiator, UPVC double glazed window to side.

SHOWER ROOM

7' 10" x 5' 5" (2.39m x 1.65m)

Skimmed ceiling with moulded coving and inset spotlights, ceiling extractor, vinyl floor covering, UPVC double glazed window to side, chrome heated towel rail. Suite comprising; full width shower cubicle with full height ceramic wall tiling and fitted system mixer shower, wash hand basin set on a vanity unit with mixer tap and blue glass splash-back over, low level WC. Lit vanity mirror and vanity cupboard.

OUTSIDE

FRONT

The property has a little low walled frontage with a brick weave driveway supplying ample car standing and giving access to the garage at the rear, gravel border containing mature shrubs. The garden is laid mainly to lawn with an inset mature shrub. Gate at the left giving pedestrian access to

GARAGE

15' 11" x 9' 4" (4.85m x 2.84m)

A sectional garage with power roller door, power and lighting.

REAR

Garden laid mainly to lawn and enclosed mainly by fencing with gravelled borders containing mature shrubs and plants, further inset mature shrubs, paved patio area to the left rear corner, timber garden shed. Further patio area to the side off the rear of the conservatory with a gravelled border containing

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

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 | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |







Total Area: 992 ft² ... 92.2 m² (excluding garage)

All measurements are approximate and for display purposes only

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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

Town Country Coastal

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

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