

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

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A modern brick and carrstone fronted Detached House offering spacious accommodation including; Kitchen, Utility, Dining Room, Living Room and Cloakroom to the ground floor, along with Landing, Three Double Bedrooms, Study and Bathroom to the first floor. The property which benefits from UPVC double glazing and gas central heating, has well maintained gardens to the front and rear along with off-road parking and a sectional single garage.

The property is situated in a non-estate position in the High Street of 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.

High Street, Heacham, Norfolk, PE31 7DB

Price - £350,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

LIVING ROOM

20' 11" x 10' 11" min opening to 15'2" max (6.38m x 3.33m min opening to 4.64m max)

Skimmed and coved ceiling, power points, television points, telephone socket, single radiator, double radiator, UPVC double glazed bow window to front, wood burner set on a stone hearth. Door to inner lobby. Door to:-

CLOAKROOM

4' 10" x 3' 7" (1.47m x 1.09m)

Textured a coved ceiling, ceiling extractor, vinyl floor covering, single radiator, UPVC double glazed window to side, low level WC, wash hand basin with tiled splash-back.

INNER LOBBY

Textured and coved ceiling, built-in storage cupboard. Door to:-

DINING ROOM

17' 2" x 10' 3" max (5.23m x 3.12m max)

Textured and coved ceiling, power points, two single radiators, UPVC double glazed window to side, UPVC double glazed double doors to rear. Door to:-

REAR ENTRANCE HALL

Textured and coved ceiling, UPVC double glazed door to rear, Stairs to first floor landing. Door to:-

KITCHEN

10' 5" x 6' 11" (3.18m x 2.11m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed windows to the side and rear. 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, built-in dishwasher, space for cooker with stainless steel extractor hood over, space for under counter fridge. Door to:-

UTILITY ROOM

6' 11" x 5' 10" (2.11m x 1.78m)

Textured and coved ceiling, vinyl floor covering, power points, single radiator, plumbing provision for washing machine, wall mounted gas fired boiler supplying domestic hot water and radiators. two tallboy units. UPVC double glazed door to side.

FIRST FLOOR LANDING

Textured and coved ceiling, access to roof space, power points. Doors to:-

STUDY

10' 4" max x 9' 11" max (3.15m max x 3.02m max)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to side. Door to:-.

BEDROOM ONE

20' 7" max x 10' 7" max (6.27m max x 3.23m max)

Textured and coved ceiling, power points, two single radiators, UPVC double glazed windows to rear, fitted wardrobes.

BEDROOM TWO

10' 10" x 10' 3" (3.3m x 3.12m)

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

BEDROOM THREE

10' 10" x 10' 3" (3.3m x 3.12m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front.

BATHROOM

6' 8" min opening to 9' 11" max x 6' 11" max (2.03m min opening to 3.02m max x 2.11m max)

Textured and coved ceiling, ceiling extractor, vinyl floor covering, shaver socket, single radiator, chrome heated towel rail, UPVC double glazed window to side, airing cupboard housing hot water cylinder. Suite comprising; panelled bath with full height tiled splash-back and fitted electric shower, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

Enclosed garden laid mainly to gravel with borders containing mature shrubs and plants. Wide paved path to front entrance door. Concrete driveway at the side supplying car-standing and giving access to the garage at the rear.

GARAGE

13' 11" x 8' 0" (4.24m x 2.44m)

A sectional garage with up and over door, power and lighting, UPVC double glazed window to rear,

REAR

An enclosed garden laid to lawn and paved patio areas with borders containing mature shrubs and plants along with established apple and pear trees. Gravelled area behind the garage with vegetable and soft fruit borders. Gate giving pedestrian access at the side.

DIRECTIONS

From our Heacham office continue along the High Street passing Pound Lane on the right and the property will be found further along on the right 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.

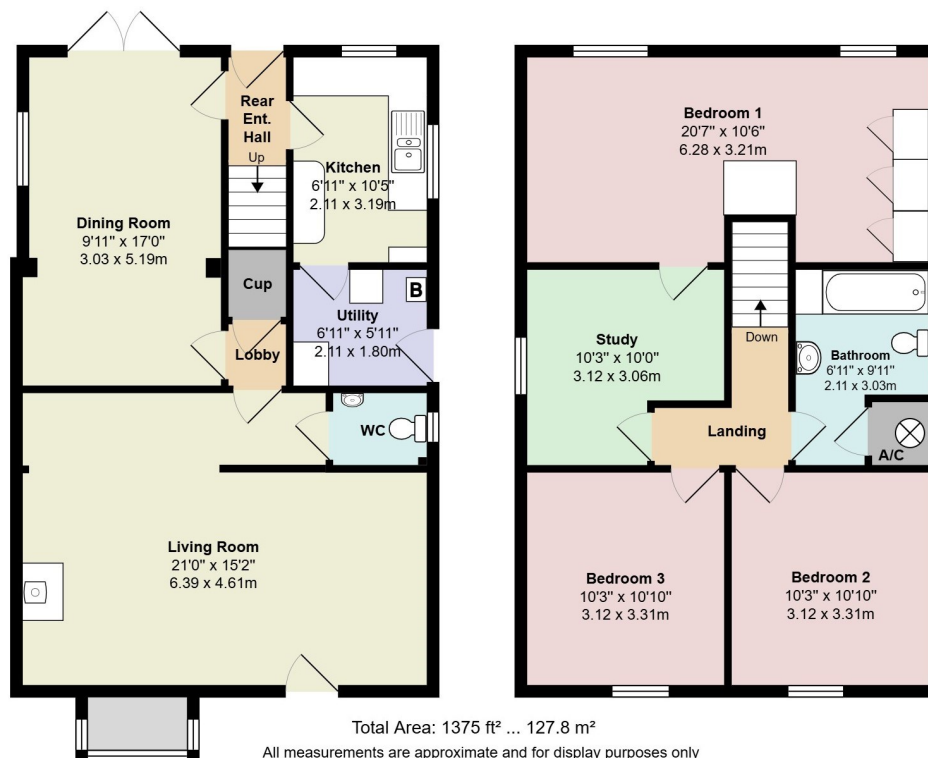
ENERGY PERFORMANCE RATING

EPC - BAND C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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

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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