

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A beautifully presented, Detached Victorian House offering accommodation including; Living Room, Kitchen/Dining Room, Snug, Rear Entrance Hall and Cloakroom to the ground floor, along with Landing, Study Area, Three Double Bedrooms and Bathroom to the first floor. The property which has been refurbished over the years benefits from UPVC double glazing and LPG fired central heating along with electric under-floor heating in parts. Outside, the property offers, good sized, delightfully maintained gardens along with a large garage/workshop, a large carport and a useful studio/cabin.

The property is situated close to the centre of the popular village of Sedgeford, approximately three miles from the coast. Sedgeford is a pretty and popular village, just a short drive from the nearby seaside town of Hunstanton and the well-served coastal village of Heacham. Within a few minutes walking distance from the property is the King William IV Pub and Restaurant, as well as miles of bridleways and countryside walks. Other nearby attractions include the Norfolk Lavender, which is just over 2 miles away and offers an array of shops, including Walsingham Farm Shop. The village is well located for walking, cycling, golfing and sailing which can be enjoyed in the area and along the coast.

Heacham Road, Sedgeford, Hunstanton, PE36 5ND

Price - £575,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

KITCHEN/DINING ROOM

16' 8" max x 13' 9" max (5.08m max x 4.19m max)

Skimmed ceiling with ornate ceiling beams and inset spotlights, tiled under-floor heating, feature cast iron radiators, UPVC double glazed sash window to front, stairs to first floor landing with glass balustrades and fitted low level cupboard under, power points. Range of matching wall and base units with shaker style doors and round edged work surfaces over with matching upstands, one and a half bowl sink unit with single drainer and mixer tap over, low wall brick room separator to Snug, built-in electric oven, built-in ceramic hob with tiled splash-back and built-in extractor over, built-in dish washer, built-in fridge. Opening with step up to:-

SNUG

10' 9" max x 7' 10" (3.28m max x 2.39m)

Skimmed ceiling, mostly exposed wood flooring, power points, UPVC double glazed windows to rear, feature cast iron radiator, feature fireplace with inset wood burner set on a raised stone hearth. Door to:-

REAR ENTRANCE HALL

Skimmed ceiling with inset spotlights, tiled under-floor heating, feature cast iron radiator, plumbing provision for washing machine. Coat hanging recess, UPVC double glazed door and sidelight to rear. Door to:-

CLOAKROOM

4' 11" max x 3' 2" max (1.5m max x 0.97m max)

Skimmed ceiling, tiled under-floor heating, low level WC, corner wash hand basin with tiled splash-back.

LIVING ROOM

22' 6" max x 14' 0" narrowing to 11' 5" max (6.86m max x 4.27m narrowing to 3.50m max)

Skimmed ceiling with exposed ceiling beams and inset spotlights, part wood and part tiled flooring, power points, two feature cast iron radiators. A double aspect room with UPVC double glazed sash windows to the front and rear with UPVC double glazed double doors to the rear. Feature open fireplace with inset wood burner set in a brick surround and quarry tiled hearth. A second feature ornamental fireplace set in a brick surround.

FIRST FLOOR LANDING

Galleried style landing with; skimmed ceiling, access to roof space, power points, single radiator, UPVC double glazed sash window to front. Doors to bedrooms one and two and bathroom. Opening to:-

STUDY AREA

8' 1" x 5' 7" max (2.46m x 1.7m max)

Skimmed vaulted ceiling, exposed wood flooring, power points, telephone socket, single radiator, shelving unit. Door to bedroom three.

BEDROOM ONE

13' 11" max x 10' 10" max (4.24m max x 3.3m max)

Skimmed ceiling with exposed ceiling beams and inset spotlights, UPVC double glazed sash window to front, power points, television point, double radiator.

BEDROOM TWO

14' 2" x 10' 7" (4.32m x 3.23m)

Skimmed ceiling with exposed ceiling beams, power points, television point, single radiator, UPVC double glazed window to front. Feature ornamental cast iron fireplace.

BEDROOM THREE

12' 1" max x 8' 3" (3.68m max x 2.51m)

Skimmed ceiling with exposed ceiling beams, power points, single radiator, UPVC double glazed window to rear.

BATHROOM

13' 8" max x 7' 4" opening to 11' 3" max (4.17m max x 2.24m opening to 3.44m max)

Skimmed ceiling with inset spotlights, ceiling extractor, tiled under-floor heating, double radiator, UPVC double glazed window to rear, chrome heated towel rail, airing cupboard housing LPG fired boiler supplying domestic hot water and radiators. Suite comprising; spa bath with mixer tap and shower attachment over set in a wood and tiled surround, tiled splash back, built-in shower cubicle with full height wall tiling and fitted system mixer shower. Pedestal wash hand basin with tiled splash back, low level WC with tiled splash back.

OUTSIDE

FRONT

The property is set in an elevated position with a wall and fenced frontage being laid mainly to gravel with inset flowers and grasses. Gravelled seating area to the right side. Garden area to the left side laid mainly to lawn with borders containing mature shrubs and plants. Paved patio area adjoining this side of the house along with a trellised arch and mature climber leading to the rear.

REAR

A delightful split level garden, the lower level being laid mainly to gravel with inset grasses. Covered seating area off the rear of the house. Brick edged borders containing mature shrubs and plants. Paved patio area. Garden storage area to the right side with a small vegetable plot and a gate giving pedestrian access to the public bridleway at the side. Concrete path leading up to the gravel car parking area which in turn gives access to the garage and carport. Steps up to a formal garden laid mainly to lawn with mature shrubs, plants and trees. Steps up again to a further garden laid mainly to lawn with shaped borders containing mature shrubs and plants and provides a perfect area for the cabin/studio which offers delightful views over the rear garden areas, the house and fields beyond.

CABIN/STUDIO

15' 8" x 12' 0" (4.78m x 3.66m)

Timber construction and insulated with windows to the front and side, double glazed double doors to front. Wood Burner set on a tiled hearth. Power and lighting.

REAR ACCESS & PARKING

Gates from a shared driveway that gives access the ample gravelled car standing which in turn gives access to a large timber framed carport 19' 3" x 17' 7" (5.87m x 5.36m) and the garage/workshop.

GARAGE/WORKSHOP

34' 5" x 20' 0" (10.49m x 6.1m)

Timber double doors, power and lighting, windows to sides, personnel door to rear garden, inspection pit.

SERVICES

Mains Electricity. Mains Water. Mains Drainage. LPG Fired Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

BAND C - £2,122.17 for 2026/27. Borough Council of King's Lynn & West Norfolk.

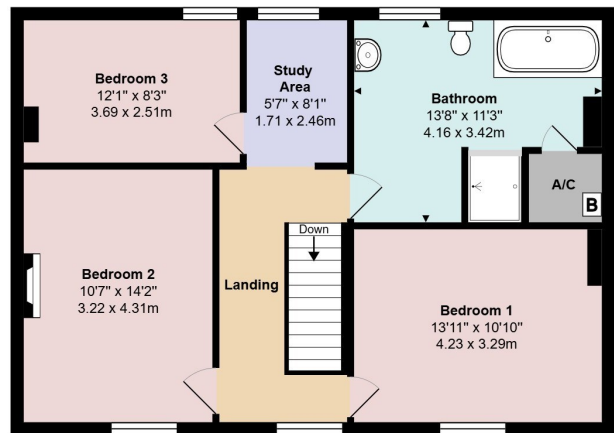
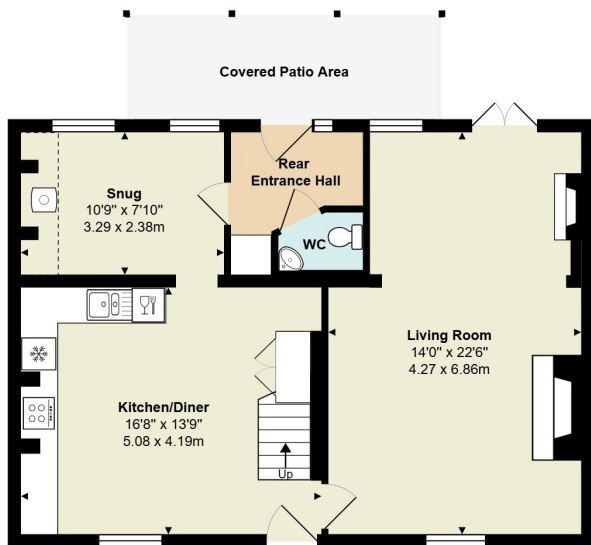
ENERGY PERFORMANCE RATING

EPC - Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		







Total Area: 1437 ft² ... 133.5 m² (excluding covered patio area)
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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LANDLES

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SELLING & LETTING

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