

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

01485 524544
Info@landles.co.uk
www.landles.co.uk



****OFFERS INVITED**** A modern Detached Chalet Style House (circa 2017), offering spacious accommodation including; Entrance Hall, Kitchen/Breakfast, Utility, Lounge/Dining Room, Bedroom Three and Bathroom to the ground floor, along with Landing and Two Double Bedrooms (both En-Suite) to the first floor. The property benefits from UPVC double glazing, Air Source Central Heating and a 16 panel solar PV system, giving the property an EPC A rating. Outside, the property has ample off-road parking with a double "Cart Shed" and delightful established landscaped gardens. In addition there is a feature pond with a timber summerhouse and a very useful timber outbuilding comprising a studio and a workshop.

The property is situated in a pleasant, semi-rural position on the edge of the popular coastal village of Heacham. 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 property being approximately 1.5 miles to Heacham Beach. There is a regular bus service offering access along the North Norfolk Coast. A delightful location for dog walking, access to Wild Ken Hill and local beaches.

Ringstead Road, Heacham, Norfolk, PE31 7HZ

Price - £500,000 Freehold (Offers Invited)

COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed ceiling, vinyl plank flooring, power points, telephone socket, walk-in storage cupboard which also houses the heating and solar inverter controls, stairs to first floor landing. Doors to; kitchen/breakfast, lounge/diner, bedroom three and bathroom.

KITCHEN/BREAKFAST

16' 11" x 10' 6" (5.16m x 3.2m)

Skimmed ceiling, ceiling extractor, vinyl plank flooring, power points, UPVC double glazed windows to the front and side. Range of matching wall and base units with square edged work surfaces over and matching upstands, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in dishwasher, built-in larder fridge, space for 900mm range with extractor over. Opening through to:-

UTILITY

10' 6" x 5' 6" (3.2m x 1.68m)

Skimmed ceiling, ceiling extractor, vinyl plank flooring, power points, Plumbing provision for washing machine, wood block work surface with inset "Butler" sink and cupboard under, wall unit, UPVC double glazed door to side. Door to Walk-in Pantry **10' 6" x 3' 10" (3.2m x 1.17m)** with skimmed ceiling, vinyl plank flooring, power points, shelving and coat rail.

LOUNGE/DINING ROOM

27' 0" max x 12' 4" min opening to 15' 6" max (8.23m x 3.76m min opening to 4.72m max)

Skimmed ceiling, vinyl plank flooring, power points, television points, UPVC double glazed windows to the rear, double glazed aluminium bi-fold doors to the side, feature fireplace with inset wood burner set on a quarry tiled hearth.

BEDROOM THREE

10' 6" x 10' 5" (3.2m x 3.18m)

Skimmed ceiling, vinyl plank flooring, power points, television point, UPVC double glazed window to the front.

BATHROOM

6' 5" max x 6' 1" min opening to 10' 6" max (1.96m max x 1.85m min opening to 3.2m max)

Skimmed ceiling, ceiling extractor, vinyl plank flooring, power points, UPVC double glazed window to side, chrome heated towel rail, airing cupboard housing hot water cylinder. Suite comprising; panelled bath with mixer tap and shower attachment over, tiled splash-back, wash hand basin set on a vanity unit with cupboard under, low level WC.

FIRST FLOOR LANDING

Skimmed ceiling with double glazed Velux skylight having integral blind, power points. Doors to bedrooms one and two.

BEDROOM ONE

15' 9" max x 15' 2" max (4.8m max x 4.62m max)

(max room measurements excluding sloping ceilings) Skimmed ceiling, double glazed Velux skylight with integral blind, power points, television point, double radiator, UPVC double glazed double doors overlooking rear garden, two built-in wardrobes with double doors. Door to:-

EN-SUITE SHOWER ROOM

7' 7" max x 6' 5" max (2.31m max x 1.96m max)

Skimmed ceiling, double glazed Velux skylight with integral blind, ceiling extractor, vinyl floor covering, chrome heated towel rail. Suite comprising; shower cubicle with composite "wet board" panelling and fitted system mixer shower with overhead rose, wash hand basin set on a vanity unit with cupboard under and lit vanity mirror over, low level WC.

BEDROOM TWO

17' 7" max x 9' 10" min opening to 15' 2" max (5.36m max x 3.0m min opening to 4.57m max)

Skimmed ceiling, double glazed Velux skylight with integral blind, power points, television point, double radiator, UPVC double glazed window to front, two built-in wardrobes with double doors. Door to:-

EN-SUITE SHOWER ROOM

7' 8" max x 6' 5" max (2.34m max x 1.96m max)

Skimmed ceiling, double glazed Velux skylight with integral blind, ceiling extractor, vinyl floor covering, chrome heated towel rail. Suite comprising; shower cubicle with composite "wet board" panelling and fitted system mixer shower with overhead rose, wash hand basin set on a vanity unit with cupboard under and lit vanity mirror over, low level WC.

OUTSIDE

FRONT

The property is approached via a stone resin driveway with a timber edged border containing mature shrubs and plants and leads to ample car-standing which in turn gives access to the double "Cart Shed" 17' 8" (5.18m) x 17' 8" (5.18m) which has a pitched roof and lighting. Gates either side of the property giving pedestrian access to the rear.

REAR

Stone patio area off the side of the Lounge/Diner and across the rear of the house which leads onto the garden. This delightful, well-established landscaped garden is laid partly to lawn with shaped borders and raised rockeries containing a large variety of mature shrubs and plants. A wonderful pond and waterfall feature with a summerhouse having an overhanging deck to the front, a peaceful space to relax on warm summer evenings. At the bottom of the garden is a potting shed and a gravel path around the bottom of the garden with inset mature silver birch trees. To the side of the house there are steps up to a further lawned area with vegetable boxes along with mature shrubs and plants. A gravelled path leads to a very useful timber outbuilding containing a studio and a workshop.

SUMMERHOUSE

11' 7" x 9' 2" (3.53m x 2.79m)

Windows to the front and sides, power and lighting, Double doors to the front deck.

STUDIO

11' 3" x 6' 4" (3.43m x 1.93m)

Window to front, power and lighting

WORKSHOP

11' 4" x 6' 5" (3.45m x 1.96m)

Window to front, power and lighting.

DIRECTIONS

From the traffic lights at Norfolk Lavender heading toward Hunstanton turn right (approx 340m) into Ringstead Road. The property will be found just a short distance further along on the right hand side.

SERVICES

Mains Electricity, Mains Water, Drainage via Septic Tank, Air Source Central Heating (under floor to the ground floor), Solar PV System. These services and related appliances have not been tested.

COUNCIL TAX

Band E- £2983.27 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band A

Score	Energy rating	Current	Potential
92+	A	98 A	113 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Total Area: 1789 ft² ... 166.2 m²

All measurements are approximate and for display purposes only

Ringstead Road, Heacham, King's Lynn, Norfolk, PE31 7HZ

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

KING'S LYNN OFFICE:

Blackfriars Chambers, Blackfriars Street, King's Lynn PE30 1NY

t: 01553 772816

COASTAL OFFICE:

32 High Street, Heacham, Norfolk PE31 7EP

t: 01485 524544

e: info@landles.co.uk

www.landles.co.uk