

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

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A mature Semi-Detached House offering accommodation including; Entrance Hall, Living Room, Kitchen/Dining Room and Conservatory to the ground floor, along with Landing, Two Double Bedrooms and Shower Room to the first floor. The property which benefits from UPVC double glazing and gas central heating, has ample off-road parking to the front along with a good sized enclosed garden to the rear.

The property is situated in a non-estate position within the popular, well-served coastal village of Heacham, approximately 1 mile from the North Beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, 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 around the North Norfolk coast. A perfect location for dog walking, access to the beach and "Wild Ken Hill".

Meadow Road, Heacham, Norfolk, PE31 7DY

Price - £280,000 Freehold

COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Papered & coved ceiling, laminate flooring, power points, double radiator, UPVC double glazed window to side, stairs to first floor landing. Doors to:-

LIVING ROOM

11' 1" max x 11' 0" (3.38m max x 3.35m)

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

KITCHEN/DINER

10' 11" x 10' 6" max + 7' 2" x 6' 8" (3.33m x 3.2m max) + (1.88m x 2.18m)

Skimmed & coved ceiling, laminate flooring, power points, double radiator, fitted storage cupboard, UPVC double glazed window to side, plumbing provision for washing machine and dishwasher. Range of base units with work surfaces over, wall units, composite splash-backs, composite sink unit with single drainer and mixer tap over, built-in electric oven, built-in electric hob with stainless steel extractor hood over, space for fridge freezer. Opening through to:-

CONSERVATORY

14' 4" x 10' 6" (4.37m x 3.2m)

UPVC double glazing over a brick base, pitched polycarbonate roof, tiled floor, power points, double radiator, UPVC double glazed double doors to rear.

FIRST FLOOR LANDING

Papered & coved ceiling, access to roof space, UPVC double glazed window to side, airing cupboard housing gas fired boiler supplying domestic hot water and radiators. Doors to:-

BEDROOM ONE

11' 1" max x 11' 0" (3.38m x 3.35m)

Skimmed ceiling, power points, double radiator, UPVC double glazed window to front, clothes hanging recess.

BEDROOM TWO

11' 0" x 8' 11" min opening to 10' 7" max (3.35m x 2.72m opening to 3.23m max)

Textured ceiling, power points, double radiator, UPVC double glazed window to front, built-in wardrobe with sliding mirrored doors.

SHOWER ROOM

8' 1" max x 6' 8" max (2.46m max x 2.03m max)

Skimmed ceiling, vinyl floor covering, UPVC double glazed window to rear, part ceramic wall tiling, chrome heated towel rail. Suite comprising; 1195mm wide shower cubicle with full height composite wet-board panelling and fitted system mixer shower, combi vanity unit with integral wash hand basin and vanity surface, low level WC with concealed cistern.

OUTSIDE

FRONT

The property has a walled frontage with a driveway opening to mainly to gravel car standing. Gate giving pedestrian access to the rear.

REAR

Paved patio area across the rear of the conservatory which leads onto the garden laid mainly to lawn and enclosed mostly by fencing with borders containing mature shrubs and plants. Two useful large timber garden sheds.

DIRECTIONS

From our office in Heacham High Street, continue to the other end of the High Street and bear right round the corner which further along turns into Collins Lane. Continue past Cherry Tree Close on the right and then take the next right into Meadow Road. The property will be found further along on the left 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

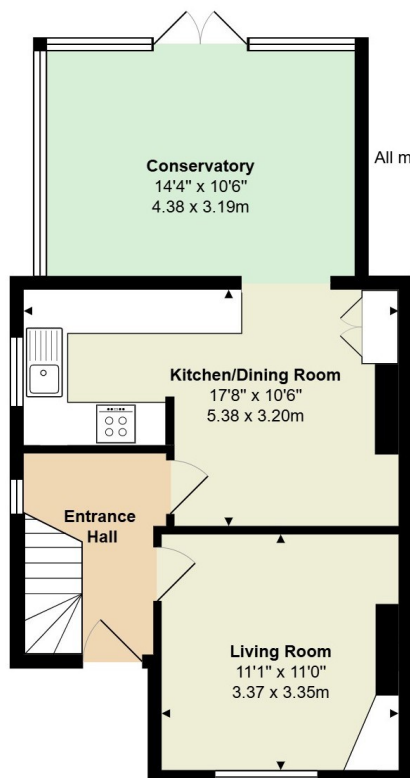
BAND B - £1,898.45 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

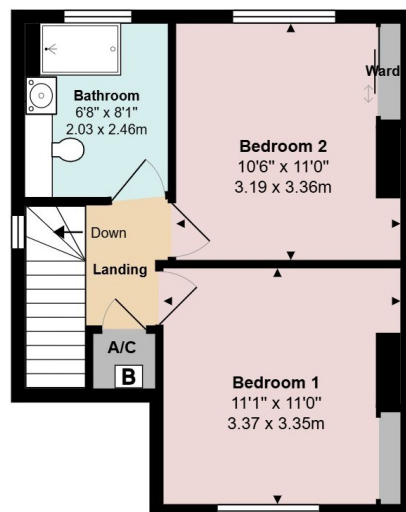
EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





25, Meadow Road, Heacham, PE31 7DY
All measurements are approximate and for display purposes only



Meadow Road, Heacham, King's Lynn, Norfolk, PE31 7DY

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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