

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

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A spacious, mature detached bungalow offering accommodation including; Conservatory, Kitchen, Lounge/Dining Room, Inner Hall, Four Double Bedrooms (Bed 1 En-Suite) and Bathroom. The property which has been extended, benefits from UPVC double glazing and gas central heating along with ample off road parking and a detached single garage. Outside there are gardens to the front and rear, with the rear having a large patio area and lawn, as well as a covered decking area.

The property is situated in a popular location within the well-served coastal village of Heacham. The village offers a range of amenities including; 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.

Strachan Close, Heacham, Norfolk, PE31 7SB

Offers In Excess Of - £350,000 Freehold

UPVC ENTRANCE DOOR TO:-

CONSERVATORY

13' 2" x 6' 3" + 7' 10" x 4' 10" (4.01m x 1.91m + 2.39m x 1.47m)

An L-shaped room with UPVC double glazing over a brick base, polycarbonate roof, laminate flooring, power points, UPVC double glazed double doors to rear garden, UPVC double glazed door to:-

KITCHEN

12' 1" x 8' 4" (3.68m x 2.54m)

Skimmed and coved ceiling with central recess having inset spotlights, tiled floor, power points, UPVC double glazed window to front, range of matching base units with square edged work surfaces over, tiled splash-backs, composite sink unit with single drainer and mixer tap over, built-in electric double oven, built-in gas hob with stainless steel back-splash and stainless steel extractor hood over, built-in fridge freezer, plinth heater. Opening through to:-

LOUNGE/DINING ROOM

22' 7" max x 11' 3" max (6.88m max x 3.43m max)

Skimmed and coved ceiling with central recess and fitted lighting, power points, single radiator, UPVC double glazed bow window to front, UPVC double glazed window to side, UPVC door to side. Door to:-

INNER HALL

Skimmed and coved ceiling, access to roof space, power point, airing cupboard housing gas fired boiler supplying domestic hot water and radiators. Doors to bedrooms and bathroom.

BEDROOM ONE

9' 11" min x 11' 9" (3.02m min x 3.58m)

(Max room measurements excluding fitted bedroom furniture) Skimmed and coved ceiling, power points, single radiator, UPVC double glazed window to side, range of fitted bedroom furniture including wardrobes and overhead cupboards. Door to:-

ENSUITE

7' 10" x 5' 3" excluding shower (2.39m x 1.6m excluding shower)

Skimmed ceiling with inset spotlights, tiled floor, UPVC double glazed window to side, single radiator, full height ceramic wall tiling. Suite comprising; built-in shower cubicle with full height ceramic wall tiling, ceiling light/extractor, pedestal wash hand basin, low level WC, bidet.

BEDROOM TWO

13' 10" x 11' 7" (4.22m x 3.53m)

(Max room measurements excluding fitted bedroom furniture) Skimmed ceiling with moulded coving, power points, double radiator, UPVC double glazed window to side, range of fitted bedroom furniture including wardrobes and draws.

BEDROOM THREE

13' 11" x 11' 8" max (4.24m x 3.56m max)

(Max room measurements excluding fitted bedroom furniture) Skimmed ceiling with moulded coving, power points, double radiator, UPVC double glazed bow window to side. Range of fitted wardrobes and draws.

BEDROOM FOUR

9' 11" x 8' 10" (3.02m x 2.69m)

(Max room measurements excluding fitted bedroom furniture) Skimmed and coved ceiling, power points, double radiator, UPVC double glazed window to side, range of fitted bedroom furniture including wardrobes, draws and shelving.

BATHROOM

8' 2" x 5' 7" (2.49m x 1.7m)

Skimmed ceiling with lowered lighting plinth around, tiled floor, UPVC double glazed window to side, part ceramic wall tiling, chrome heated towel rail. Suite comprising; tiled panelled bath with mixer tap and shower attachment over, vanity combi unit with inset wash hand basin and cupboards under, low level WC with concealed cistern.

OUTSIDE

FRONT

Garden laid mainly to gravel with raised brick feature borders containing mature shrubs and plants. Concrete and brick driveway supplying ample off-road parking and giving access to the garage at the rear along with a gate giving pedestrian access to the rear garden. Path across the front of the bungalow to a gate at the right, giving pedestrian access to the side.

GARAGE

18' 2" x 10' 6" max (5.54m x 3.2m max)

Up and over door, power and lighting, personnel door to the rear garden.

REAR

Large paved patio area across the rear of the bungalow and off the conservatory. This leads on to the garden laid mainly to lawn and enclosed mainly by fencing with insets shrubs and plants. Covered timber decking area at the rear of the garage. Gravelled courtyard area to the side with borders and inset shrubs and plants.

DIRECTIONS

From the traffic lights at Heacham Lavender, head into the village on Lynn Road. Take the first left into Nourse Drive, take the first right into Ingleby Close and then left into Strachan Close. The property will be found at the end to the left.

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 - £2169.65 for 2026/27. Borough Council of King's Lynn & West Norfolk.

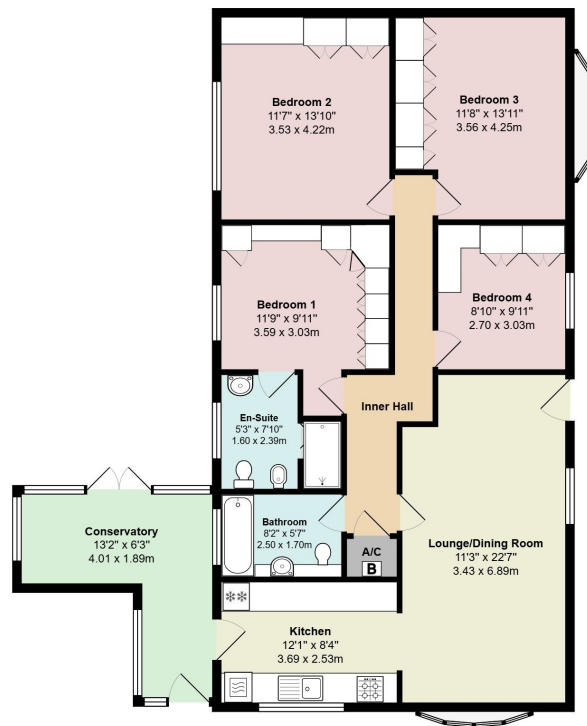
ENERGY PERFORMANCE RATING

EPC - TBA

EPC GRAPH TO FOLLOW







Total Area: 1272 ft² ... 118.2 m²

All measurements are approximate and for display purposes only

Strachan Close, Heacham, King's Lynn, Norfolk, PE31 7SB

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

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