

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

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****NO ONWARD CHAIN**** A nicely presented, mature semi-detached bungalow, offering accommodation including; Entrance Porch, Lounge/Dining Room, Kitchen, Inner Hall, Two Double Bedrooms, Shower Room, Conservatory. The property which benefits from UPVC double glazing and gas central heating, has well-maintained gardens to the front and rear, along with ample off-road parking a detached sectional garage.

The property is situated in a popular location within the well-served coastal village of Heacham, just over 1km to the beaches. 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.

College Drive, Heacham, Norfolk, PE31 7BY

Price - £235,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

4' 0" x 4' 0" (1.22m x 1.22m)

UPVC double glazing, textured ceiling, tiled floor. UPVC double glazed door to:-

LOUNGE/DINING ROOM

LOUNGE AREA

16' 10" x 10' 10" (5.13m x 3.3m)

Skimmed and coved ceiling, power points, TV point, two double radiators, UPVC double glazed window to front, free standing fire place with living flame effect electric fire. Door to inner hall. Opening to:-

DINING AREA

8' 7" x 7' 3" (2.62m x 2.21m)

Skimmed and coved ceiling, double radiator, UPVC double glazed window to front. Arched opening through to:-

KITCHEN

9' 2" x 8' 1" (2.79m x 2.46m)

Skimmed ceiling, with inset spotlights, tiled floor, power points, UPVC double glazed window to side, plumbing provision for washing machine. Range of matching wall and base units with round edge work surfaces over, tiled splash-backs, one and a half bowl composite sink unit with single drainer and mixer tap over, wall unit housing gas fired boiler supplying domestic hot water and radiators. Space for cooker with stainless steel extractor hood over, spaces for under-counter fridge and freezer.

INNER HALL

Textured and coved ceiling, access to roof space, power point, built-in storage cupboard. Doors to bedrooms and shower room.

BEDROOM ONE

14' 2" max x 7' 2" min opening to 9' 11" (4.32m max x 2.18m min opening to 3.02m)

Textured and coved ceiling, power points, double radiator, wardrobe with sliding mirrored doors. UPVC double glazed slide and tilt door to conservatory.

BEDROOM TWO

9' 4" x 7' 11" (2.84m x 2.41m)

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

SHOWER ROOM

5' 11" x 5' 10" min (1.8m x 1.78m min)

Skimmed and coved ceiling with inset spot lights, ceiling extractor, tiled floor, UPVC double glazed window to side, heated towel rail, full height ceramic wall tiling. Suite comprising walk-in shower with curtain and fitted electric shower, pedestal wash hand basin, low level WC.

CONSERVATORY

9' 8" x 7' 7" (2.95m x 2.31m)

UPVC double glazing over a brick base, poly-carbonate roof, tiled floor, power points, UPVC double glazed door to rear garden.

OUTSIDE

FRONT

Garden laid mainly to granite chippings with borders containing mature shrubs and plants, driveway to the side supplying car standing and giving access to the garage at the rear. Gate giving pedestrian access to the rear garden. Outside tap. Paved path to front entrance porch.

GARAGE

17' 11" x 8' 0" (5.46m x 2.44m)

A sectional garage with power roller door, power and lighting, window to rear, personnel door to rear garden.

REAR

Garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Paved patio area to the side of the conservatory and garage.

DIRECTIONS

From the traffic lights at Heacham Lavender head into the village. Continue on this road for a distance passing the Fox and Hounds pub on the left and after the shops on the left turn immediately left by the skate park. At the crossroads proceed straight ahead into Lodge Road and take the next left into College Drive. The property will be found a short distance 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

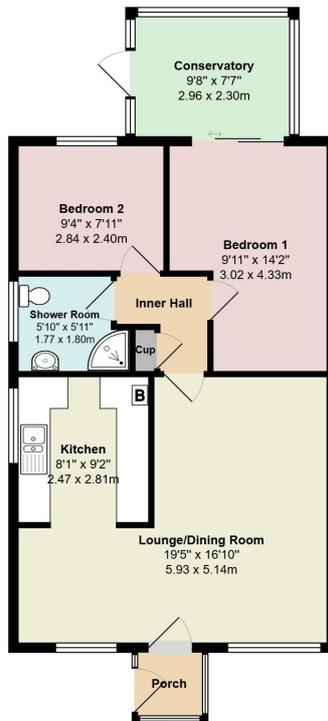
BAND B - £1898.45 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band TBA

EPC GRAPH TO FOLLOW





Total Area: 711 ft² ... 66.1 m²

All measurements are approximate and for display purposes only

College Drive, Heacham, King's Lynn, Norfolk, PE31 7BY

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

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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