

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

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A nicely presented, Detached Bungalow offering accommodation including; Entrance Porch, Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast, Rear Entrance Porch, Three Bedrooms and Bathroom. The property which benefits from UPVC double glazing and gas central heating, has well-maintained gardens to the front and rear, along with off-road parking and a single garage.

The property is situated in a popular location within the well-served coastal village of Heacham, just 0.84 miles from the North and South Beaches. The village offers a range of amenities 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 regular "Coast Hopper" service offering access along the North Norfolk Coast. A delightful location for dog walking, access to Wild Ken Hill and local beaches.

Gymkhana Way, Heacham, Norfolk, PE31 7ST

Price - £325,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

6' 2" max x 5' 8" max (1.88m max x 1.73m max)

Wood panelled ceiling, quarry tiled floor, UPVC window to side. UPVC double glazed door to:-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, laminate flooring, power point, single radiator, cloaks cupboard, airing cupboard housing hot water cylinder. Doors to bedrooms, bathroom, kitchen and lounge/dining room.

LOUNGE/DINING ROOM

20' 0" x 11' 1" (6.1m x 3.38m)

Textured and coved ceiling, laminate flooring, power points, television point, telephone socket, two single radiators, UPVC double glazed window to front, double glazed brown aluminium sliding patio door to rear, free standing wooden fireplace with inset living flame effect electric fire.

KITCHEN

11' 5" x 9' 4" min opening to 12' 0" max (3.50m x 2.84m min opening to 3.66m max)

Textured and coved ceiling, vinyl floor covering, power points, single radiator, UPVC double glazed window to rear, plumbing provision for washing machine, wall mounted gas fired boiler supplying domestic hot water and radiators. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with cooker hood over. Door to:-

REAR ENTRANCE PORCH

4' 0" x 5' 3" (1.22m x 1.6m)

UPVC double glazing, polycarbonate roof, tiled floor, UPVC double glazed door to rear garden.

BEDROOM ONE

11' 1" x 10' 5" (3.38m x 3.18m)

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

BEDROOM TWO

12' 8" x 7' 11" min (3.86m x 2.41m min)

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

BEDROOM THREE

10' 5" x 6' 10" min (3.18m x 2.08m min)

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

BATHROOM

7' 5" x 7' 5" (2.26m x 2.26m)

Textured and coved ceiling, vinyl floor covering, ceiling extractor, full height ceramic wall tiling, single radiator, shaver socket, UPVC double glazed windows to side. Suite comprising; corner panelled bath, pedestal wash hand basin, low level WC, fitted storage cupboard with work surface over.

OUTSIDE

FRONT

Garden laid mainly to lawn, with borders containing mature shrubs and plants, paved path to the front entrance door, driveway at the side providing car standing with gates giving access to the garage at the rear.

GARAGE

18' 11" x 9' 4" max (5.77m x 2.84m max)

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

REAR

Brick weave patio across the rear of the bungalow with a covered area at the rear of the Lounge/ Dining Room. A delightfully maintained garden laid mostly to lawn and enclosed mainly by fencing with shaped borders containing a large variety of mature shrubs and plants. Lean-to shed to the rear of garage, greenhouse, outside tap.

DIRECTIONS

At the traffic lights at Norfolk Lavender turn into the village on Lynn Road. Continue on this road for some distance, past Tesco then the Social Club and the Fire Station. Shortly after the Fire Station take the second left into Lodge Lane and head straight over the crossroads into Lodge Road. Take the next right into Gymkhana Way and the property will be found further along on the left.

SERVICES

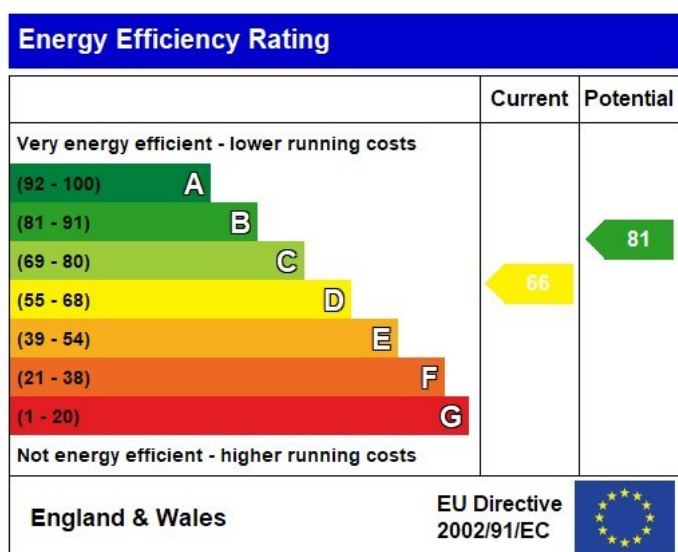
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

BAND D - £2,440.86 for 2026/27. Borough Council of King's Lynn & West Norfolk.

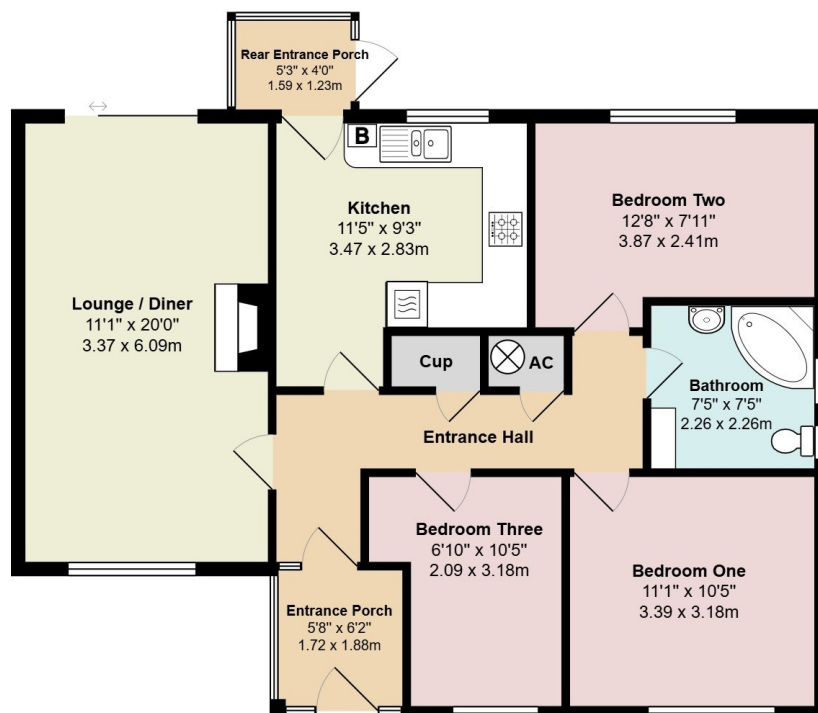
ENERGY PERFORMANCE RATING

EPC - Band D



RRN: 2110-5501-5330-3783-1911





Total Area: 902 ft² ... 83.8 m²

All measurements are approximate and for display purposes only

Gymkhana Way, Heacham, King's Lynn, Norfolk, PE31 7ST

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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