

# 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



**\*\*NO ONWARD CHAIN\*\*** A nicely presented detached bungalow, offering accommodation including; Entrance Hall, Kitchen, Lounge/Dining Room, Two Double Bedrooms, Garden Room and Shower Room. The property which benefits from UPVC double glazing and gas central heating, has plenty of brick weave car standing to the front with a carport to the side, along with an enclosed paved garden to the rear.

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.

**Nourse Drive, Heacham, Norfolk, PE31 7SD**

**Price - £275,000 Freehold**

## **COMPOSITE SIDE ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Skimmed ceiling with inset spotlights, access to roof space, laminate flooring, power points, telephone socket, single radiator, cupboard housing gas fired boiler supplying domestic hot water and radiators along with plumbing provision for washing machine. Cloaks cupboard, built-in storage cupboard. Doors to lounge/dining room, bedrooms and shower room. Opening to:-

### **KITCHEN**

**9' 9"max x 6' 10" max (2.97m max x 2.08m max)**

Textured ceiling, vinyl floor covering, power points, UPVC double glazed window to front, single radiator, built-in storage cupboard. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and mixer tap over, space for cooker with cooker hood over and space for fridge freezer.

### **LOUNGE/DINING ROOM**

**16' 10"max x 11' 6"max (5.13m max x 3.51m max)**

Skimmed and coved ceiling with inset spotlights, power points, double radiator, UPVC double glazed bow window to front, log burner set on a stone effect hearth in the corner.

### **BEDROOM ONE**

**11' 1" x 10' 0" (3.38m x 3.05m)**

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

### **BEDROOM TWO**

**8' 7" x 7' 11" (2.62m x 2.41m)**

Textured ceiling, power points, single radiator, UPVC double glazed window and UPVC double glazed door to:-

### **GARDEN ROOM**

**18' 10" x 8' 9" (5.74m x 2.67m)**

UPVC double glazing over a brick base, solid roof with skimmed ceiling and inset spotlights, power points, UPVC double glazed door to rear.

### **SHOWER ROOM**

**6' 9" x 5' 5" (2.06m x 1.65m)**

Textured ceiling, laminate tiled floor, single radiator, UPVC double glazed window to side. Suite comprising; shower cubicle with full height composite "wet board" splash-back, pedestal wash hand basin with tiled splash-back, low level WC with tiled splash-back.

## **OUTSIDE**

### **FRONT**

The property has a laurel hedge frontage, with driveway access to ample brick weave car standing at the front and side with a carport and gate giving pedestrian access to rear.

### **CARPORT**

**19' 10" x 10' 0" (6.05m x 3.05m)**

Timber frame with clear corrugated roof sheets, built-in low level external cupboard with outside tap.

## REAR

The garden is laid mainly to paving and enclosed mainly by fencing with raised timber edged borders containing mature shrubs and plants, timber garden shed (11'7" x 7'3"). Mature flowering cherry. Paved path from the front gate to the side with a slate chipping area. Outside lights.

## DIRECTIONS

At the traffic lights at Heacham Lavender head towards the village on Lynn Road and take the first left into Nourse Drive. Continue past Rolfe Crescent and Torrey Close on the left and the property will be found just a short distance further 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

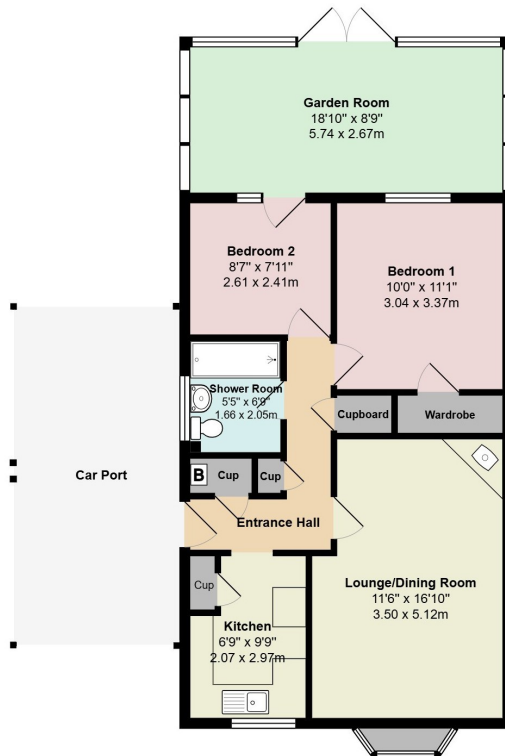
BAND C - £2169.65 for 2026/27. Borough Council of King's Lynn & West Norfolk.

## ENERGY PERFORMANCE RATING

EPC - Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate and for display purposes only  
Total Area: 772 ft<sup>2</sup> ... 71.7 m<sup>2</sup>

## Nourse Drive, Heacham, King's Lynn, Norfolk, PE31 7SD

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](mailto:info@landles.co.uk)

[www.landles.co.uk](http://www.landles.co.uk)