

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
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Norfolk, PE31 7EP

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A mature Detached Bungalow offering accommodation including; Entrance Lobby, Living Room, Kitchen, Conservatory, Two Bedrooms and Shower Room. The property which benefits from UPVC double glazing, has off-road parking and gardens to the front and rear along with delightful rear views over paddock land. The property is restricted to an 11 month occupancy.

The property is situated on a private close, on the outskirts of Snettisham just three quarters of a mile from the popular Snettisham Beach. The village itself offers a range of facilities to include; primary school, pharmacy, supermarket, hairdressers, doctors surgery, vets and public houses. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

The Cedars, Snettisham, Norfolk, PE31 7XG

Price - £175,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE LOBBY

7' 7" x 3' 0" (2.31m x 0.91m)

UPVC panelled ceiling, laminate flooring, UPVC double glazed windows to the front and side. Opening through to:-

LIVING ROOM

11' 7"max x 10' 9"max (3.53m max x 3.28m max)

Textured and coved ceiling, power points, TV socket, laminate flooring. Doors to conservatory, bedrooms, and shower room. Opening through to:-

KITCHEN

6' 8" x 4' 11" (2.03m x 1.5m)

Textured and coved ceiling, laminate flooring, power points, UPVC double glazed window to rear, UPVC double glazed window to conservatory, range of matching work surfaces with cupboard under, inset butler sink with mixer tap over, space for cooker, space for under counter fridge. Under counter "Ariston" water heater.

CONSERVATORY

11' 10" x 7' 4" (3.61m x 2.24m)

UPVC double glazing over a brick base, pitched double glazed glass roof, laminated flooring, power points, UPVC double glazed double doors to rear.

BEDROOM ONE

7' 9" x 8' 1" (2.36m x 2.46m)

Textured and coved ceiling, power points, electric wall heater, UPVC double glazed window to front.

BEDROOM TWO

7' 11" x 7' 4" (2.41m x 2.24m)

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

SHOWER ROOM

4' 10" x 5' 3" (1.47m x 1.6m)

Textured and coved ceiling, vinyl floor covering, UPVC double glazed window to rear, full height composite wet board panelling. Suite comprising; shower cubicle with fitted electric shower and overhead rose, round wash hand basin set on a vanity unit with pedestal mixer tap over, low level WC with concealed cistern.

OUTSIDE

FRONT

Garden laid mainly to lawn with decorative metal railings along with inset shrubs and plants, driveway at the left side laid mainly to gravel and supplying car standing, lawned area at the side leading to the rear.

REAR

Paved patio area with a garden laid mainly to lawn with inset shrubs and plants. Delightful rear views onto paddock land. Outside tap.

DIRECTIONS

From Heacham Lavender head South on the A149 toward Snettisham. At the next roundabout take the second exit, again on the A149. Take the second turning right into Beach Road which is signposted Snettisham Beach. Continue on this road for 1.2 miles and The Cedars. will be found on the left just after the 30mph signs. The property is located further down on the right and there is a parking area on the right just before the property.

SERVICES

Mains Electricity. Mains Water. Drainage Via Septic Tank. These services and related appliances have not been tested.

COUNCIL TAX

Band A - £1631.30 for 2026/27. Borough Council of King's Lynn & West Norfolk.

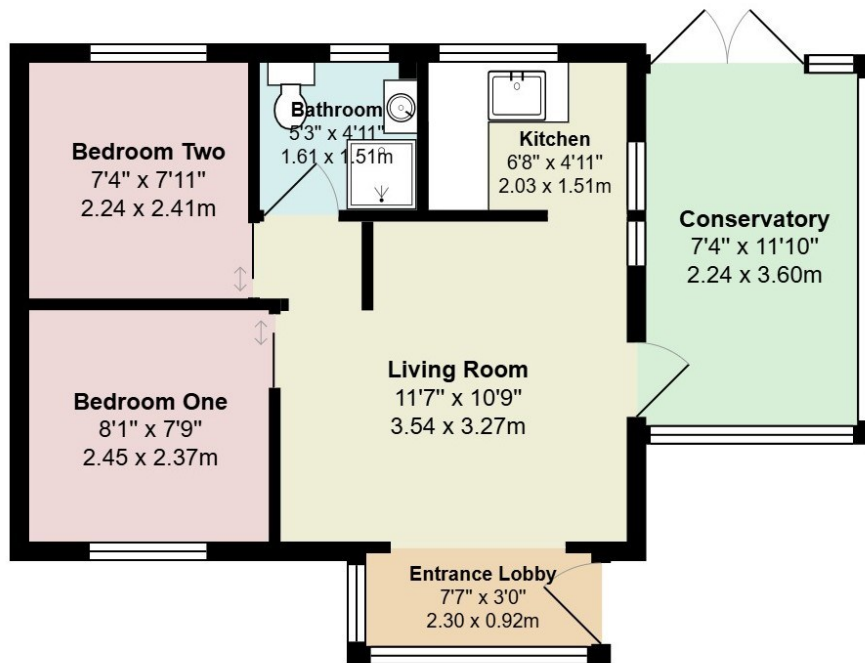
ENERGY PERFORMACE RATING

EPC - Band E

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		







Total Area: 440 ft² ... 40.9 m²

All measurements are approximate and for display purposes only

The Cedars, Snettisham, King's Lynn, Norfolk, PE31 7XG

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion. 11 month occupancy.

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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