

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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An individually designed, mature detached house offering accommodation including; Entrance Hall, Cloakroom, Living Room, Study, Lounge/Dining Room, Kitchen and Garden Room to the ground floor, along with Landing (with balcony), Three Double Bedrooms and Bathroom to the first floor. This well presented property which benefits from UPVC double glazing and gas central heating, has beautifully maintained gardens to the front and rear along with ample off-road parking and an integral single garage.

The property is situated within the popular, well-served, coastal village of Heacham. The village offers a range of amenities including; local shops, Lidl supermarket, primary school, pharmacy, doctors 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 offering access along the North Norfolk Coast. The property is just 1.5 miles from the Beach with Heacham being a delightful location for dog walking, access to Wild Ken Hill and the local beaches.

**Broadway, Heacham, Norfolk, PE31 7JJ**

**Price - £425,000 Freehold**

## **UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Textured ceiling, vinyl floor covering, power point, telephone socket, UPVC double glazed window to front, double radiator, stairs to first floor landing. Doors to Living Room and Study. Door to:-

### **CLOAKROOM**

**6' 6" x 2' 11" (1.98m x 0.89m)**

Skimmed and coved ceiling, vinyl floor covering, wash hand basin with tiled splash-back set on a vanity unit with cupboard under, low level WC.

### **LIVING ROOM**

**15' 10" x 11' 0" min (4.83m x 3.35m min)**

Textured and coved ceiling, laminate flooring, power points, television point, double radiator, UPVC double glazed window to front.

### **STUDY**

**8' 11" x 8' 1" (2.72m x 2.46m)**

Textured and coved ceiling, wood flooring, power points, double radiator, glazed double doors to entrance hall. Door to kitchen. Opening through to:-

### **LOUNGE/DINING ROOM**

**20' 0" x 9' 11" (6.1m x 3.02m)**

Textured and coved ceiling, power points, television point, two double radiators, UPVC double glazed windows to rear, UPVC double glazed door to rear.

### **KITCHEN**

**10' 5" x 8' 11" (3.18m x 2.72m)**

Textured and coved ceiling, vinyl floor covering, power points, UPVC double glazed window to rear, wall extractor, built-in storage cupboard. Range of matching base units with round-edged work surfaces over, tiled splash-backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, space for free-standing cooker, space for fridge freezer. Door to:-

### **GARDEN ROOM**

**12' 2" x 6' 8" (3.71m x 2.03m)**

Textured ceiling, power points, UPVC double glazed windows to the side and rear, wall units, tallboy unit, round-edged work surface, plumbing provision for washing machine, UPVC double glazed door to rear.

### **FIRST FLOOR LANDING**

Textured ceiling, UPVC double glazed window to front with UPVC double glazed door to balcony. Doors to:-.

### **BEDROOM ONE**

**15' 10" x 12' 0" (4.83m x 3.66m)**

A double aspect room with UPVC double glazed windows to the front and rear, Textured and coved ceiling, power points, two single radiators.

### **BEDROOM TWO**

**12' 3" max x 10' 2" max (3.73m max x 3.1m max)**

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

### BEDROOM THREE

9' 0" max x 8' 0" max (2.74m max x 2.44m max)

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

### BATHROOM

9' 7" max x 6' 9" max (2.92m max x 2.06m max)

Skimmed ceiling, vinyl floor covering, double radiator, chrome heated towel rail, linen cupboard, UPVC double glazed window to side. Suite comprising; panelled bath with tiled splash-back along with mixer tap and shower attachment over, wash hand basin with tiled splash-back set on a vanity unit with cupboard under, low level WC.

### OUTSIDE

#### FRONT

The property has a low walled frontage with gates giving vehicle access to a gravelled driveway and parking along with giving access to the garage. The garden is laid mainly to lawn with shaped borders containing mature shrubs, plants and trees. Gates at either side giving pedestrian access to the rear.

#### GARAGE

16' 4" max x 9' 7" max (4.98m max x 2.92m max)

Wood double doors, power and lighting, access to roof space, window to side. gas fired boiler supplying domestic hot water and radiators.

#### REAR

Gravelled area across the rear of the lounge/diner and to the rear of the garden room with inset shrubs and plants. This area leads onto a well maintained, good sized garden laid mainly to lawn and enclosed mainly by fencing with shaped borders containing a large variety of mature shrubs plants and trees. The garden also benefits from a timber garden shed, a timber workshop and a summerhouse. To the right side is a useful garden storage area with another timber garden shed.

#### WORKSHOP

14' 10" x 8' 7" (4.52m x 2.62m)

A timber workshop with power and lighting, windows to the front and side and double doors to the side.

#### SUMMERHOUSE

7' 6" x 7' 6" (2.29m x 2.29m)

Power and lighting, window and glazed double doors onto the front deck.

### 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 - £2,333.39 for 2025/26. Borough Council of King's Lynn & West Norfolk.

### ENERGY PERFORMANCE RATING

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

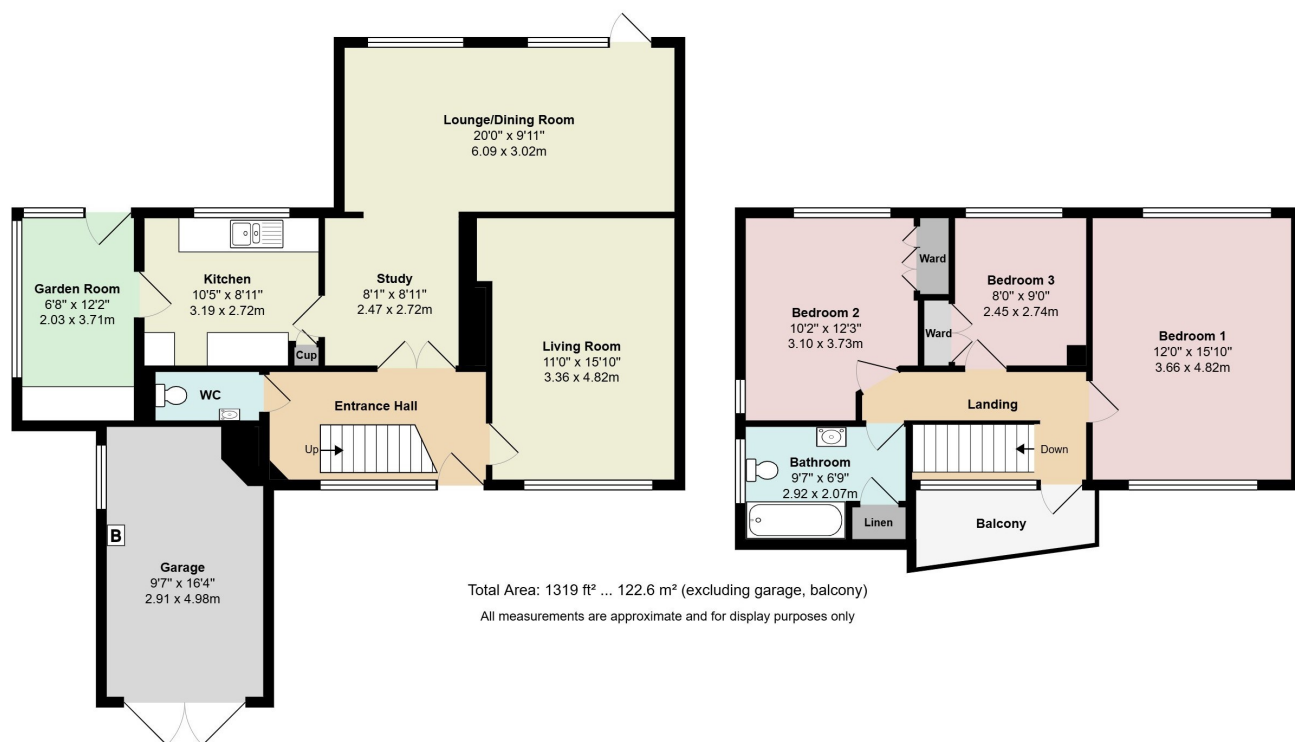












## Broadway, Heacham, King's Lynn, Norfolk, PE31 7JJ

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

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

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