

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



A mature semi-detached house situated on a corner plot offering accommodation including; Entrance Hall, Lounge/Dining Room, Kitchen, Rear Lobby, Utility and Rear Entrance Porch to the ground floor, along with Landing, Two Double Bedrooms, Shower Room and Separate WC to the first floor. The property which benefits from UPVC double glazing and gas central heating has, off-road parking along with good sized gardens to the front and rear and a useful cabin/studio in the rear garden.

The property is situated within the popular, well-served coastal village of Heacham, just 1.5km to the South Beach. The village offers a range of amenities which include; 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 around the North Norfolk coast.

Cheney Crescent, Heacham, Norfolk, PE31 7BT

Price - £250,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE LOBBY

Papered ceiling, single radiator, stairs to first floor landing. Door to:-

LOUNGE/DINING ROOM

20' 3" max x 9' 10" min opening to 14' 3" max (6.17m x 3m min opening to 4.34m max)

A double aspect room with UPVC double glazed windows to the front and rear, papered ceiling with inset spotlights, laminate flooring, power points, telephone socket, single radiator, double radiator, open fireplace set in stone effect surround with inset living flame effect electric fire set on a quarry tiled hearth, built-in storage cupboards. Door to:-

KITCHEN

8' 10" x 6' 0" (2.69m x 1.83m)

Coved ceiling, vinyl floor covering, UPVC double glazed window to side, double radiator. Range of base units with round edged work surfaces over, tiled splash-backs, ceramic sink unit with single drainer and mixer tap over, matching wall unit, built-in electric double oven, built-in ceramic hob. Opening to walk-in pantry with UPVC double glazed window to side, light, power points and fitted shelving. Arched Opening through to:-

REAR LOBBY

Papered and coved ceiling, access to roof space. Doors to utility and rear entrance porch.

UTILITY

6' 3" x 5' 1" (1.91m x 1.55m)

Vinyl floor covering, power points, single radiator, UPVC double glazed window to rear, round edged work surface with storage unit under, plumbing provision for washing machine, low level WC, wash hand basin with tiled splash-back.

REAR ENTRANCE PORCH

5' 9" x 3' 11" (1.75m x 1.19m)

UPVC double glazing over a brick base, polycarbonate roof, vinyl floor covering, UPVC double glazed door to rear.

FIRST FLOOR LANDING

Papered ceiling. Access to roof space which houses the gas fired boiler supplying domestic hot water and radiators. Single radiator, UPVC double glazed window to side. Doors to bedrooms, shower room and separate WC.

BEDROOM ONE

13' 4" max x 10' 1" (4.06m max x 3.07m)

Power points, single radiator, UPVC double glazed window to front, linen cupboard, built-in wardrobe.

BEDROOM TWO

9' 10" x 9' 8" max (3m x 2.95m max)

Papered ceiling, power points, single radiator, UPVC double glazed window to rear, built-in storage cupboard.

SHOWER ROOM

6' 2" min x 6' 0" (1.88m min x 1.83m)

Vinyl floor covering, UPVC double glazed window to rear, chrome heated towel rail, corner shower cubicle with composite wet-board panelling and fitted electric shower, wall extractor, pedestal wash hand basin.

SEPARATE WC

4' 6" x 2' 8" (1.37m x 0.81m)

Power point, low level WC.

OUTSIDE

FRONT

Garden laid mainly to lawn with inset mature trees. Ample off-road parking. Access to garage (the garage is of timber construction with asbestos cladding). Gate giving pedestrian access to the rear.

REAR

Paved patio to the side of the rear porch. Brick outbuilding comprising two useful stores. Outside tap, outside lighting. Enclosed garden laid mainly to lawn with some inset shrubs.

STUDIO/OFFICE

16' 11" x 13' 11" (5.16m x 4.24m)

A timber framed cabin which is insulated and having grey cement fibre cladding, Internally it has skimmed ceiling with inset spotlights, power points, two wall mounted electric heaters, UPVC double glazed window to side and UPVC double glazed double doors to the front. External power point.

DIRECTIONS

Leave our Heacham office by travelling along the High Street and into Collins Lane. At the T-junction turn left into Staithe Road and proceed up the hill into Cheney Hill. Continue passed Folgate Road on your right and take the next left in to Cheney Crescent. The property will be found immediately on your right.

SERVICES

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

COUNCIL TAX

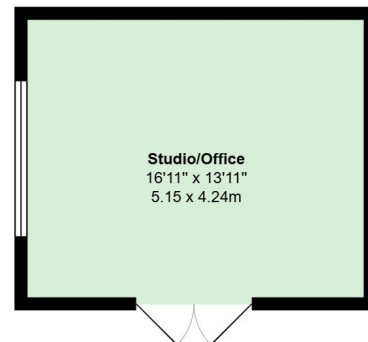
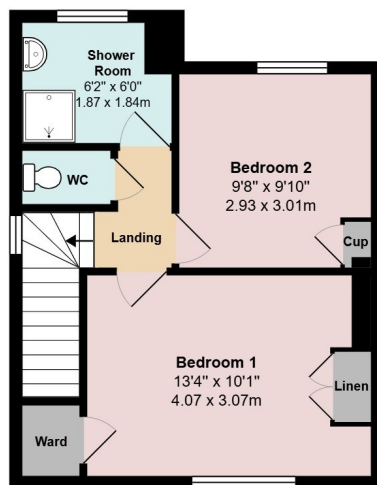
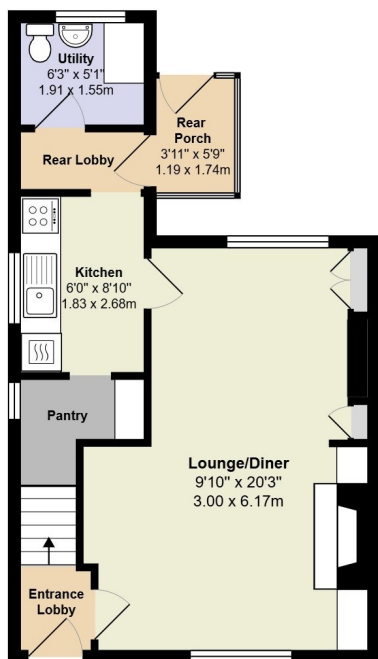
Band A - £1,555.59 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 819 ft² ... 76.0 m² (excluding studio/office)
All measurements are approximate and for display purposes only

Cheney Crescent, Heacham, King's Lynn, Norfolk, PE31 7BT

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.

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SELLING & LETTING

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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

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