

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

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A beautifully presented detached bungalow offering accommodation including; Kitchen/Dining Room, Living Room, Inner Hall, Three Double Bedrooms (bedroom one with dressing room) and Shower Room. The property which benefits from UPVC double glazing and gas central heating, has mature gardens to the front and rear along with ample off-road parking and a detached single garage.

The property is situated in a central village location, just off the High Street, within the well-served coastal village of Heacham. The village offers a range of amenities which includes; 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.

Kenwood Road, Heacham, Norfolk, PE31 7DD

Price - £375,000 Freehold

COMPOSITE SIDE ENTRANCE DOOR TO:-

KITCHEN/DINING ROOM

21' 3" max x 10' 0" min opening to 11' 4" max (6.48m max x 3.05m min opening to 3.45m max)

A double aspect room with UPVC double glazed windows to the front and side with fitted blinds, skimmed and part coved ceiling with inset spotlights, engineered oak flooring, power points, double radiator. A bespoke fitted kitchen having a range of wall and base units with contrasting wood block and granite work surfaces over, inset stainless steel sink with mixer tap over. Built-in "Miele" electric oven, built-in "Bosch" induction hob with fitted extractor over, built-in "Bosch" dishwasher, built-in "Neff" fridge freezer, built-in "Neff" washing machine. Glazed door to inner hall. Arched opening to:-

LIVING ROOM

16' 4" x 10' 7" (4.98m x 3.23m)

Skimmed and coved ceiling, engineered oak flooring, power points, two double radiators, UPVC double glazed window with fitted blinds to front, former fireplace recess with stone hearth. Opening to:-

INNER HALL

Skimmed and coved ceiling with inset spotlights, access with ladder to roof space which also houses the gas fired boiler supplying domestic hot water and radiators, engineered oak flooring, power points, double radiator, walk-in storage cupboard, two further built-in storage cupboards. Doors to bedrooms and shower room.

BEDROOM ONE

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

Skimmed and coved ceiling with inset spotlights, power points, double radiator. Opening through to:-

DRESSING ROOM

10' 4" x 7' 0" (3.15m x 2.13m)

(max room measurements excluding fitted storage units) Skimmed ceiling with inset spotlights, power points, double radiator, UPVC double glazed window to rear.

BEDROOM TWO

10' 5" x 10' 5" (3.18m x 3.18m)

Skimmed and coved ceiling, LVT flooring, power points, double radiator, UPVC double glazed door and side panel to rear.

BEDROOM THREE

8' 4" x 8' 0" (2.54m x 2.44m)

Skimmed and coved ceiling, LVT flooring, power points, double radiator, UPVC double glazed window to side.

SHOWER ROOM

8' 11" x 8' 2" max (2.72m x 2.49m max)

Skimmed ceiling with inset spotlights, ceiling extractor, LVT flooring, UPVC double glazed windows to side, full height ceramic wall tiling, chrome heated towel rail. Suite comprising; corner quadrant shower cubicle with fitted system mixer shower, vanity combi unit with inset wash hand basin and cupboards under, low level WC with concealed cistern.

OUTSIDE

FRONT

The property has a hedged frontage with a driveway opening to gravel car standing. Gate giving pedestrian access to the side and rear. The side driveway is laid mainly to brick weave and gives access to the garage at the rear. To gain vehicular access the fence and gate at the front would have to be removed.

REAR

Brick weave patio across the rear of the bungalow which leads onto the garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants along with inset trees. Two raised timber edged boxed borders. Fixed canopy extending from the side of the garage providing a pleasant sitting area. Timber garden shed.

GARAGE

17' 5" x 9' 8" max (5.31m x 2.95m max)

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

DIRECTIONS

From the Lynn Road end, proceed along Heacham High Street and turn left immediately after the dry cleaners into Kenwood Road, an unmade private road. Proceed round the sharp right-hand bend and the property will be found a short distance further along on the left.

SERVICES

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

COUNCIL TAX

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

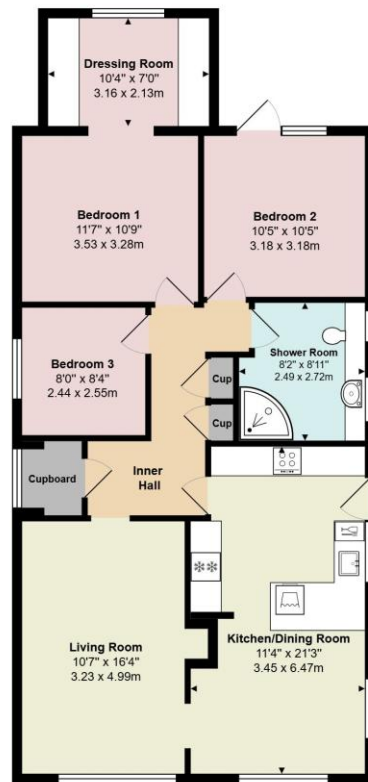
ENERGY PERFORMANCE RATING

EPC - Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Total Area: 1000 ft² ... 92.9 m²

All measurements are approximate and for display purposes only

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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 with 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 lender's 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

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SELLING & LETTING

Town Country Coastal

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

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