

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

01485 524544

[Info@landles.co.uk](mailto:Info@landles.co.uk)

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



An extended, semi-detached house, offering spacious accommodation including; Entrance Hall, Living Room, Kitchen/Breakfast, Garden Room and Bedroom Four with En-Suite Bathroom to the ground floor along with, Landing, Three Double Bedrooms and Bathroom to the first floor. The property which benefits from UPVC double glazing and gas central heating, is set on a good sized plot with plenty of off-road parking to the front, a large single garage and good-sized enclosed gardens to the rear.

The property is situated in a non-estate position within the popular, well-served coastal village of Heacham, just 1km 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.

**Folgate Road, Heacham, Norfolk, PE31 7BN**

**Price - £350,000 Freehold**

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

### **ENTRANCE HALL**

Skimmed and coved ceiling, integral entrance mat, laminate flooring, power points, telephone socket, fitted cupboard, stairs to first floor landing. Doors to; Living Room and Bedroom Four.

### **LIVING ROOM**

**14' 2" max x 11' 7" max (4.32m max x 3.53m max)**

Skimmed and coved ceiling, laminate flooring, power points, television point, vertical bar radiator, feature living flame effect electric fire. Door to:-

### **KITCHEN**

**14' 11" x 11' 0" (4.55m x 3.35m)**

Skimmed and coved ceiling, tiled floor, power points, window to Garden Room, built-in storage cupboard, wall mounted gas fired boiler supplying domestic hot water and radiators, plumbing provision for dishwasher. Range of matching wall and base units with square edged work surfaces over, tiled splash-backs, breakfast bar, one and a half bowl ceramic sink unit with single drainer and mixer tap over. Built-in electric double oven, built-in ceramic hob with black glass extractor hood over. Glazed panelled double doors to:-

### **GARDEN ROOM**

**13' 11" x 11' 4" (4.24m x 3.45m)**

UPVC double glazing over a brick base, skimmed ceiling, tiled floor, power points, telephone socket, double radiator, plumbing provision for washing machine, round-edged work surface, fitted tallboy cupboard. UPVC double glazed double doors to rear.

### **BEDROOM FOUR**

**13' 0" x 9' 11" (3.96m x 3.02m)**

Skimmed and coved ceiling, power points, television point, telephone socket, double radiator, UPVC double glazed window to front, fitted wardrobes and drawer unit. door to:-

### **EN-SUITE BATHROOM**

**9' 11" x 8' 2" (3.02m x 2.49m)**

Skimmed ceiling, tiled floor, UPVC double glazed window to rear, full height ceramic wall tiling, wall extractor, shaver socket, single radiator, chrome heated towel rail. Suite comprising; panelled bath with mixer tap and shower attachment over, wash hand basin, low level WC.

### **FIRST FLOOR LANDING**

Textured and coved ceiling, access to roof space, power points, UPVC double glazed window rear, airing cupboard housing hot water cylinder. Doors to Bedrooms and Bathroom.

### **BEDROOM ONE**

**14' 11" max x 12' 1" max (4.55m max x 3.68m max)**

Skimmed and coved ceiling, power points, television point, 2 single radiators, built-in storage cupboard, two UPVC double glazed windows to front.

### **BEDROOM TWO**

**14' 0" max x 9' 11" max (4.27m max x 3.02m max)**

(max room measurements excluding fitted bedroom furniture) Skimmed and coved ceiling, power points, single radiator, UPVC double glazed window to front. Range of fitted bedroom furniture including; wardrobes, dressing table, bedside cabinets and overhead cupboards.

### **EN-SUITE**

**6' 6" max x 5' 5" max (1.98m max x 1.65m max)**

Skimmed ceiling, ceiling extractor, tiled floor, UPVC double glazed window to rear, full height ceramic wall tiling, light/shaver socket, chrome heated towel rail. Suite comprising; corner quadrant shower cubicle with fitted electric shower, wash hand basin, low level WC.

### BEDROOM THREE

**13' 4" max x 8' 5" max (4.06m max x 2.57m max)**

Textured and coved ceiling, power points, television point, single radiator, UPVC double glazed window to rear, overhead cupboard.

### BATHROOM

**7' 11" x 6' 1" (2.41m x 1.85m)**

Skimmed and coved ceiling, tiled floor, UPVC double glazed window to rear, full height ceramic wall tiling, chrome heated towel rail, shaver socket. Suite comprising; panelled bath with mixer tap and fitted system mixer shower over, wash hand basin, low level WC.

### OUTSIDE

#### FRONT

Laid mainly to gravel car standing with a concrete path to the front entrance door. Driveway at the side giving access for a small car (6'7" width) to the garage at the rear. (Gates and a fence would need to be removed to gain access).

#### A LARGE GARAGE SPLIT TO PROVIDE:-

#### GARAGE

**17' 1" max x 11' 3" max (5.21m max x 3.43m max)**

Up and over door, power and lighting, double glazed window to side.

#### WORKSHOP/STORE

**11' 3" x 8' 2" (3.43m x 2.49m)**

Power and lighting, window to rear, personnel door to rear garden. Lean-to storage area adjoining the rear.

#### REAR

The rear garden is split into two parts. The front part has a timber decking with railings which is off the rear of the garden room. This leads onto the garden laid mainly to lawn and enclosed mainly by fencing with borders containing shrubs and plants. In front of the garage is a gravelled yard with outside tap. Gate giving pedestrian access to the rear part of the garden which is laid partly to paving and partly to lawn.

### DIRECTIONS

From our Heacham office, continue along the High Street and into Collins Lane. At the T junction turn left into Staithe Road. Take the second turning on the right and the property will be found further along 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 B - £1,814.86 for 2025/26. Borough Council of King's Lynn & West Norfolk.

### ENERGY PERFORMANCE CERTIFICATE

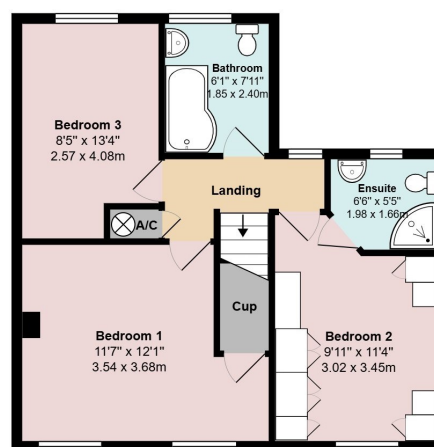
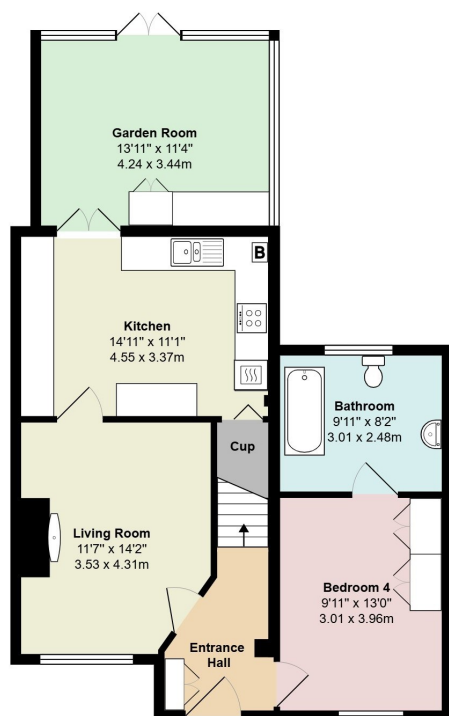
EPC - Band C

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









Total Area: 1356 ft<sup>2</sup> ... 126.0 m<sup>2</sup>  
All measurements are approximate and for display purposes only

## Folgate Road, Heacham, King's Lynn, Norfolk, PE31 7DB

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)