

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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****NO ONWARD CHAIN**** An Immaculately presented semi-detached bungalow that has been refurbished throughout offering accommodation including; Living Room, Kitchen/Diner, Conservatory, Inner Hall, Bedroom One with En-Suite, Bedroom Two with an adjoining Snug/Occasional Third Bedroom. The property which benefits from UPVC double glazing and gas central heating, has off-road parking to the front with an integral store (former garage) and well-maintained gardens to the side and rear. Not only is this a "move straight in" bungalow, suitable for a wide range of buyers, it is currently run as a successful holiday let with a long list of bookings.

The property is situated within the popular, well-served coastal village of Heacham, just one mile from the South Beach. The village offers a range of amenities which include; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, 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. A perfect location for dog walking, access to the beach and "Wild Ken Hill"

South Moor Drive, Heacham, Norfolk, PE31 7BW

Price - £275,000 Freehold

COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE LOBBY

Vinyl floor covering. Opening to:-

LIVING ROOM

14' 6" x 11' 6" max (4.42m x 3.51m max)

Textured and coved ceiling, vinyl plank flooring, power points, television point, double radiator, UPVC double glazed window to front, feature fireplace recess with quarry tiled hearth. Door to inner hall. Opening through to:-

KITCHEN/DINER

18' 0" x 8' 5" (5.49m x 2.57m)

Textured ceiling, vinyl plank flooring, power points, double radiator, UPVC double glazed window to front, plumbing provision for washing machine. Range of matching wall and base units with white gloss doors and square edged work surfaces over, tiled splash-backs, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap over. Built-in electric oven. Built-in microwave. Built-in induction hob with stainless steel extractor hood over, glass splash-back and pan drawers under. Built-in dishwasher, space for fridge freezer. UPVC double glazed double doors to:-

CONSERVATORY

11' 10" x 7' 7" (3.61m x 2.31m)

UPVC double glazing, polycarbonate roof, vinyl plank flooring, power points, double radiator. UPVC double glazed double doors to side.

INNER HALL

Skimmed ceiling, access to roof space which is part boarded and houses the gas fired boiler supplying domestic hot water and radiators. vinyl floor covering, single radiator, built-in storage cupboard. Doors to the bedrooms and bathroom.

BEDROOM ONE

11' 11" min x 8' 11" (3.63m min x 2.72m)

Textured ceiling, power points, single radiator, UPVC double glazed window to rear, built-in wardrobe with double doors. Door to:-

EN SUITE SHOWER ROOM

5' 6" x 5' 0" min (1.68m x 1.52m min)

Skimmed ceiling with inset spotlights, tiled floor, UPVC double glazed window to side, heated towel rail, part composite wet-board panelling. Suite comprising; corner shower cubicle with full height wet-board panelling and fitted electric shower and wall extractor, wash hand basin set on a vanity unit with draws under and lit vanity mirror over, low level WC.

BEDROOM TWO

13' 3" min x 8' 5" (4.04m min x 2.57m)

Textured and coved ceiling, power points, double radiator, built-in wardrobe with double doors. Double doors to:-

SNUG/OCCASIONAL THIRD BEDROOM

8' 0" x 7' 10" (2.44m x 2.39m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear. UPVC double glazed double doors to rear garden patio.

BATHROOM

8' 10" x 5' 4" max (2.69m x 1.63m max)

Skimmed ceiling with inset spotlights, ceiling extractor, vinyl plank flooring, UPVC double glazed window to rear, heated towel rail, shaver socket. Suite comprising; 'P' shaped bath with full height wet-board splash-back along with mixer tap and shower attachment over, wash hand basin set on a vanity unit with draws under and wet-board splash-back, low level WC with concealed cistern.

OUTSIDE

FRONT

Laid mainly to gravel car standing and giving access to the store rooms (former garage). Paved path to front entrance door. Gate at side giving pedestrian access to the side & rear.

STORE

Two storage areas with power and lighting. (Former Garage)

SIDE

An enclosed gravelled courtyard area to the side of the conservatory with an arbour seat. This area then opens through to the rear garden.

REAR

An enclosed garden laid mainly to lawn with a border containing mature shrubs and plants. Paved patio area off the side of the Snug.

DIRECTIONS

From our Heacham office continue along High Street and into Collins Lane. At the T Junction turn left into Staithe Road. Continue past Malthouse Crescent and Cheney Crescent on the left and then take the next left into South Moor Drive. Continue past Stainsby Close on the right and then take the next right, where the property will be found at the end on the right 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 - £1814.86 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		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		







Total Area: 900 ft² ... 83.6 m² (excluding store)
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 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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