

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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Norfolk, PE31 7EP

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A Semi-Detached House that has been extended to provide spacious accommodation including; Entrance Porch, Living Room, Kitchen, Dining Room, Conservatory and Study to the ground floor, along with Landing, Two Double Bedrooms and Bathroom to the first floor and a Third Double Bedroom on the second floor. The property which benefits from UPVC double glazing and gas central heating has well maintained gardens to the front and rear, along with off-road parking.

The property is situated in a popular location approximately 1km from the South Beach within the coastal village of Heacham. The village offers a range of amenities to include; schools, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of King's Lynn and Hunstanton There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking and access to Wild Ken Hill.

Jennings Close, Heacham, Norfolk, PE31 7SU

Price - £300,000 Freehold

COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

4' 10" x 3' 1" (1.47m x 0.94m)

UPVC double glazed window to side, vinyl floor covering. Door to:-

LIVING ROOM

16' 3" max x 11' 3" max (4.95m max x 3.43m max)

Textured and coved ceiling, vinyl plank flooring, power points, television point, telephone socket, UPVC double glazed window to front, stairs to first floor landing, two single radiators, feature fireplace with inset living flame gas fire and having a gas fired back boiler supplying domestic hot water and radiators, lift to first floor bedroom two. Glazed panelled door to:-

KITCHEN

8' 11" max x 8' 6" max + 12' 0" x 5' 8" (2.72m max x 2.59 max + 3.66m x 1.73m)

The kitchen is in two parts with textured and coved ceiling, tiled floor, power points, airing cupboard housing hot water cylinder, plumbing provision for washing machine and dishwasher. Range of matching wall and base units with round edged worksurfaces over, tiled splash-backs, two stainless steel sink units with single drainer and mixer tap over, double glazed window to front, space for cooker with extractor hood over, glazed panelled door to study. Opening through to:-

DINING ROOM

8' 4" x 7' 4" (2.54m x 2.24m)

Textured and coved ceiling, tiled floor, power points, double radiator, range of full height storage cupboards, UPVC double glazed window to rear, UPVC double glazed door to rear garden. Glazed panelled double doors to:-

CONSERVATORY

10' 7" x 7' 11" (3.23m x 2.41m)

UPVC double glazing, polycarbonate roof, tiled floor, power points. UPVC double glazed slide and tilt door to rear.

STUDY

8' 6" x 7' 1" (2.59m x 2.16m)

Textured and coved ceiling, power points, single radiator, double glazed window to conservatory.

FIRST FLOOR LANDING

Textured and coved ceiling, power points, doors to bedrooms one and two and bathroom. Door to the rear landing/craft area.

BEDROOM ONE

9' 10" min x 9' 2" min (3m min x 2.79m min)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear, range of fitted bedroom furniture including wardrobes and bedside cabinets.

BEDROOM TWO

10' 7" max x 10' 0" max (3.23m max x 3.05m max)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, lift down to living room.

REAR LANDING/CRAFT AREA

7' 8" max x 6' 0" max (2.34m max x 1.83m max)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, stairs to second floor bedroom three.

BATHROOM

11' 2" max x 5' 7" + 6' 10" max x 5' 11" max (3.4m max x 1.7m + 2.08m max x 1.8m max)

The bathroom is in two parts with textured and coved ceiling, access to roof space, single radiator, double radiator, built-in storage cupboard, UPVC double glazed window to rear, double glazed window to front, part ceramic wall tiling, wall extractor, vinyl floor covering, suite comprising; wide panelled bath with mixer tap and shower attachment over, built-in shower cubicle with full height ceramic wall tiling and fitted electric shower, vanity unit with inset wash hand basin and cupboard under, Japanese style wash and dry WC

SECOND FLOOR

BEDROOM THREE

11' 6" x min 12' 5" max (3.51m min x 3.78m max)

(max room measurements excluding sloping ceilings - 3.4m width at a 1.5m height). Skimmed ceiling double glazed sky lights to the front and rear, power points, eaves storage hatches, stairs down to the first floor, UPVC doubled glazed window on stairs to side.

OUTSIDE

FRONT

Garden laid mainly to gravel with borders containing mature shrubs and plants, paved area to front entrance porch, concrete and gravelled car standing to side, outside tap, gate giving pedestrian access to the rear.

REAR

A beautifully maintained garden laid mainly to gravel and paved patio areas and being enclosed mainly by fencing, raised boxed borders containing mature shrubs and plants large timber garden shed (9'4 x 7'5).

DIRECTIONS

Leave our High Street offices by turning right into pound lane and continue to the T junction at the end. Turn left into Station Road and after a distance continue passed the Neville Road and Popular Avenue crossroads and at the bend turn left into Lodge Road. At the crossroads continue straight over again into Lodge Road and then take the third turning on the right into Jennings Close. Continue to the T junction and the property will be found ahead of you 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 (2024/25). Borough Council of King's Lynn & West Norfolk.

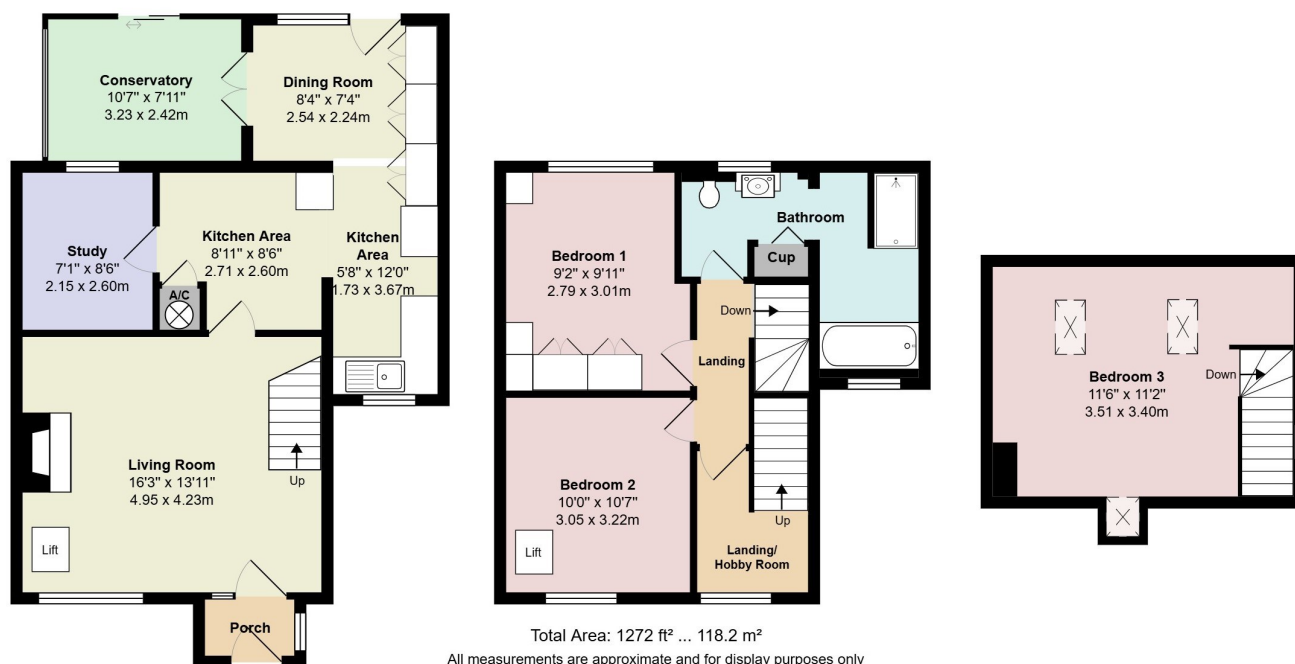
ENERGY PERFORMANCE RATING

EPC - Band -D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		







Jennings Close, Heacham, King's Lynn, Norfolk, PE31 7SU

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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SELLING & LETTING

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