

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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****NO ONWARD CHAIN**** A well-presented detached bungalow situated on a corner plot offering accommodation including; Entrance Porch, Entrance Hall, Kitchen, Dining Room, Living Room, Conservatory, Two Double Bedrooms and Shower Room. The property which benefits from UPVC double glazing & gas central heating, has mature gardens to the front and rear along with off-road parking and a detached single garage.

The property is situated in a popular location within the well-served coastal village of Heacham, just 700m from the North Beach. The village offers a range of amenities to including; local shops, Lidl supermarket, primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn with the regular "Coast Hopper" service offering access along the North Norfolk Coast. A delightful location for dog walking, access to Wild Ken Hill and local beaches.

Gidney Drive, Heacham, Norfolk, PE31 7SX

Price - £325,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

6' 2" x 4' 1" (1.88m x 1.24m)

Vinyl plank flooring, double glazed window to side. UPVC double glazed door to:-

ENTRANCE HALL

Skimmed and coved ceiling, access to roof space, vinyl plank flooring, power point, single radiator, airing cupboard housing hot water cylinder. Doors to Living Room, Dining Room, Kitchen, Bedrooms and Shower Room.

LIVING ROOM

20' 1" x 11' 0" max (6.12m x 3.35m max)

Skimmed and coved ceiling, power points, television point, telephone socket, two single radiators, UPVC double glazed window to front, wall mounted living flame gas fire, double glazed brown aluminium sliding door to conservatory. Arched opening to:-

DINING ROOM

9' 3" x 8' 8" (2.82m x 2.64m)

Skimmed and coved ceiling, vinyl plank flooring, power points, single radiator, UPVC double glazed window to rear. Serving hatch to kitchen. Door to entrance hall.

CONSERVATORY

11' 8" x 10' 3" (3.56m x 3.12m)

UPVC double glazing over a brick base, polycarbonate roof, power points, television point, double radiator. UPVC double glazed door to rear garden.

KITCHEN

15' 4" max x 9' 3" max (4.67m max x 2.82m max)

Skimmed and coved ceiling, power points, telephone socket, double radiator, UPVC double glazed window to rear, wall mounted gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine. Range of matching wall and base units with round edges work surfaces over, tiled splash-backs, sink unit with single drainer and mixer tap over, built-in electric double oven, built-in gas hob, space for fridge freezer. UPVC double glazed door to rear.

BEDROOM ONE

11' 4" min x 10' 10" (3.45m min x 3.3m)

Skimmed and coved ceiling, power points, single radiator, UPVC double glazed window to front.

BEDROOM TWO

13' 5" x 8' 3" min opening to 8' 11" max (4.09m x 2.51m min opening to 2.72m max)

Skimmed and coved ceiling, power points, single radiator, UPVC double glazed window to front.

SHOWER ROOM

7' 8" x 5' 2" (2.34m x 1.57m)

Skimmed and coved ceiling, ceiling extractor, vinyl plank flooring, single radiator, light/shaver socket, UPVC double glazed window to side, full height ceramic wall tiling. Suite comprising; corner shower area with fitted system mixer shower, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

The property is set on a corner plot with the garden being laid mainly to lawn with borders containing mature shrubs and plants. Paved path to front entrance door. Concrete and gravelled driveway supplying car standing and giving access to the garage at the rear along with a gate giving pedestrian access to the rear garden.

GARAGE

19' 0" x 9' 4" max (5.79m x 2.84m max)

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

REAR

Garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Paved patio area off the side of the conservatory, outside tap. Concrete path to garage personnel door.

DIRECTIONS

Leave our High Street office and turn right into Pound Lane. At the T Junction turn left into Station Road and head towards the North Beach. Continue along passing the playground and Staithe Road on your left and Gidney Drive is the next turning on the left. The property is the first bungalow on the corner on the right.

SERVICES

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

COUNCIL TAX

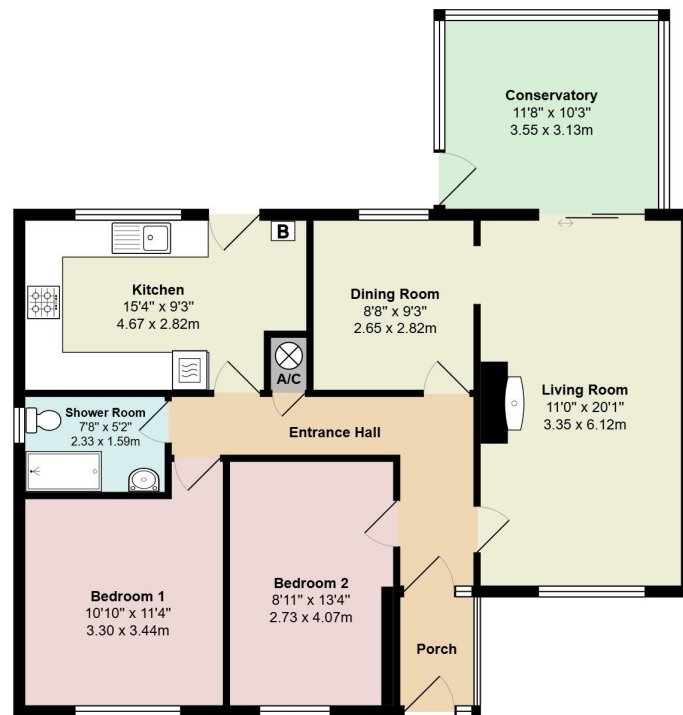
Band D - £2,333.39 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 1007 ft² ... 93.6 m²

All measurements are approximate and for display purposes only

Gidney Drive, Heacham, King's Lynn, Norfolk, PE31 7SX

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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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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