

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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**\*\*NO ONWARD CHAIN\*\*** A mature detached bungalow offering accommodation including; Entrance Porch, Entrance Hall, Kitchen, "L Shaped" Lounge/Dining Room, Three Bedrooms (two doubles), Shower Room and Separate WC. The property which benefits from UPVC double glazing and gas central heating, has 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 traditional Victorian seaside town of Hunstanton on the North West Norfolk coastline, well known for being the only West facing town on the East coast providing spectacular sunset vistas across the Wash. The town provides residents with a good array of amenities including supermarkets, independent retailers, cafes, restaurants and theatre to name a few. The broad, sandy beaches of Hunstanton & Old Hunstanton are a particular feature as are the white chalk and sandstone cliffs.

**Collingwood Road, Hunstanton, PE36 5DY**

**Price - £360,000 Freehold**

## **ENTRANCE PORCH**

**11' 3" x 2' 9" (3.43m x 0.84m)**

Double glazed white aluminium windows to the front and side with a matching sliding entrance door. Door to:-

## **ENTRANCE HALL**

Textured and coved ceiling, access to roof space, power point, single radiator. Doors to kitchen, lounge/dining room, bedrooms, shower room and separate WC.

## **KITCHEN**

**13' 11" x 8' 9" (4.24m x 2.67m)**

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to side, wall mounted gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine and dishwasher, airing cupboard with double doors and housing hot water cylinder. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and mixer tap over, space for cooker, space for fridge freezer, UPVC double glazed door to side. Door to:-

## **LOUNGE/DINING ROOM**

**20' 0" x 11' 5" (6.1m x 3.48m) + 9' 2" x 8' 10" (2.79m x 2.69m)**

Textured and coved ceiling, power points, two single radiators, double radiator, UPVC double glazed windows to the front and side, feature ornamental fireplace set in a stone surround and hearth. Glazing and door to entrance hall.

## **BEDROOM ONE**

**14' 0" x 11' 9" (4.27m x 3.58m)**

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear, fitted wardrobes with central dressing table.

## **BEDROOM TWO**

**12' 0" x 8' 8" min (3.66m x 2.64m min)**

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear, built-in wardrobe.

## **BEDROOM THREE**

**11' 8" x 5' 10" (3.56m x 1.78m)**

Textured and coved ceiling, power points, single radiator, white double glazed aluminium sliding door to rear.

## **SHOWER ROOM**

**5' 8" x 5' 5" (1.73m x 1.65m)**

Textured and coved ceiling, vinyl floor covering, single radiator, UPVC double glazed window to side, full height ceramic wall tiling. Suite comprising; 1170mm wide shower cubicle with fitted system mixer shower, wash hand basin set on a vanity unit with cupboard under.

## **SEPARATE WC**

**5' 7" x 2' 11" (1.7m x 0.89m)**

Textured and coved ceiling, vinyl floor covering, single radiator, UPVC double glazed window to side, low level WC.

## OUTSIDE

### FRONT

The property has a low walled frontage to the garden which is laid mainly to lawn with borders containing mature shrubs and plants. Brick weave driveway supplying car standing and giving access to the garage at the rear along with pedestrian access to the rear garden. Brick weave path across the front of the bungalow to the right with a concrete path to the rear, outside tap and access to the side entrance door of the kitchen.

### REAR

An enclosed garden laid mainly to lawn with shaped borders containing a large variety of mature shrubs and plants along with inset mature trees. Privet hedge to a further garden area beyond with borders, rhubarb patch and green house.

### GARAGE

**16' 8" x 8' 2" max (5.08m x 2.49m max)**

Up and over door, power and lighting, window to rear, gas and electric meters.

### DIRECTIONS

Travel along the A149 from Heacham and on reaching the roundabout at Redgate Hill, Hunstanton, take the third exit - again along the A149. Take the second turning left into Sandringham Road and then the first turning left into Collingwood Road. Continue on this road for some distance and the property will be found towards 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 D - £2,349.62 for 2025/26. Borough Council of King's Lynn & West Norfolk

### ENERGY PERFORMANCE RATING

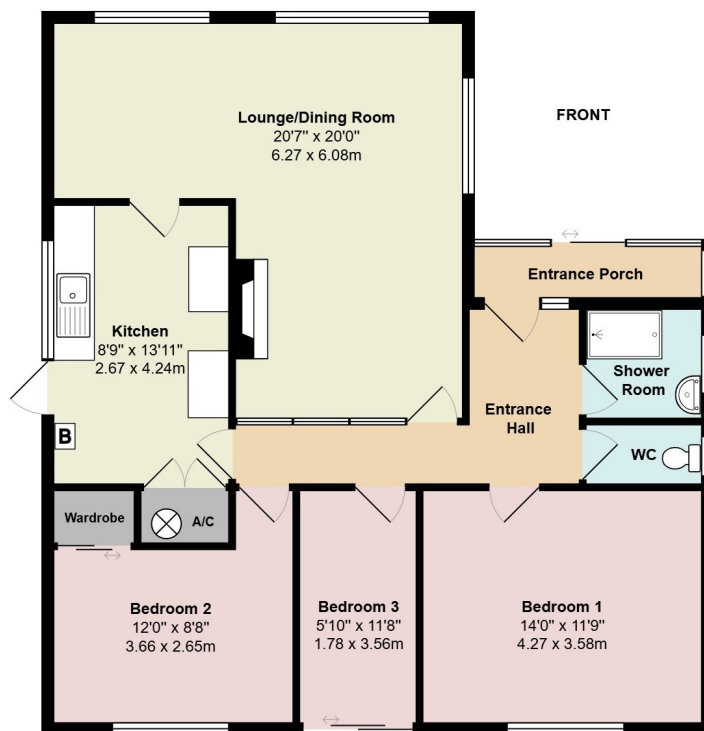
EPC - Band D. A full copy is available on-line at:- <https://www.gov.uk/find-energy-certificate> - or from our offices.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		









Total Area: 1015 ft<sup>2</sup> ... 94.3 m<sup>2</sup>  
All measurements are approximate and for display purposes only

## Collingwood Road, Hunstanton, Norfolk, PE36 5DY

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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