

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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

01485 524544

Info@landles.co.uk

www.landles.co.uk



****NO ONWARD CHAIN**** A mature Detached House offering spacious accommodation including; Entrance Hall, Dining Room, Kitchen, Utility, Cloakroom, Sitting Room, Living Room and Garden Room to the ground floor along with Landing Four Bedrooms, Bathroom and Separate WC to the first floor. The property which requires a schedule of refurbishment, benefits from mostly UPVC double glazing and gas central heating, along with ample off-road parking, a double garage and mature gardens to the front and rear, in all extending to approximately 0.4 acre (subject to full measured survey).

The property is situated in a non-estate location within the popular coastal village of Heacham, just 1.5 miles from the South 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.

School Road, Heacham, Norfolk, PE31 7DQ

Price - £550,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed ceiling with moulded coving, original patterned tiled floor, two cast iron radiators, power points, telephone socket, UPVC double glazed window to side, stairs with decorative balustrade to first floor landing, UPVC double glazed door to rear. Doors to Dining Room and Sitting Room.

DINING ROOM

15' 11" x 9' 3" (4.85m x 2.82m)

A double aspect room with UPVC double glazed windows to the front and rear, skimmed and coved ceiling, power points, single radiator, twin plate oil fired AGA range (which supplies domestic hot water) set on a quarry tile hearth. Door to:-

KITCHEN

15' 10" x 4' 4" min opening to 6' 3" max (4.83m x 1.32m min opening to 1.91m max)

Skimmed ceiling, tiled floor, power points, UPVC double glazed windows to the front and rear. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl sink unit with single drainer and mixer tap over. Door to:-

UTILITY ROOM

14' 6" x 6' 2" (4.42m x 1.88m)

Pine clad ceiling, power points, plumbing provision for washing machine, UPVC double glazed door and window to front, butler sink with tiled splash-back, round edged work surface with cupboard under, wall units. Doors to cloakroom, walk-in pantry, boiler room and opening into store.

CLOAKROOM

6' 3" x 3' 5" (1.91m x 1.04m)

Pine clad ceiling, UPVC double glazed window to front, low level WC.

WALK-IN PANTRY

9' 0" x 8' 2" (2.74m x 2.49m)

Skimmed ceiling, power points, UPVC double glazed window to rear, fitted shelving.

BOILER ROOM

9' 0" x 4' 0" (2.74m x 1.22m)

Steps down into the boiler room with UPVC double glazed window to rear and gas fired boiler supplying domestic hot water and radiators.

STORE

8' 11" max x 4' 4" min (2.72m max x 1.32m min)

Skimmed ceiling, power point, round edged work surface with cupboard under, wall unit.

SITTING ROOM

18' 7" max into bay x 9' 3" max (5.66m max into bay x 2.82m max)

A double aspect room with UPVC double glazed window to the front and a UPVC double glazed bay window to the rear, skimmed ceiling with moulded coving, power points, cast iron radiator, two openings through to:-

LIVING ROOM

15' 11" x 12' 3" max (4.85m x 3.73m max)

A double aspect room with UPVC double glazed windows to the front and rear, skimmed ceiling with moulded coving, power points, cast iron radiator, open fireplace set in a brick surround and hearth. Door to:-

GARDEN ROOM

16' 0" x 8' 8" (4.88m x 2.64m)

UPVC double glazed windows to three sides over a brick base, textured ceiling, power point, two double radiators. UPVC double glazed door to rear.

FIRST FLOOR LANDING

Skimmed ceiling, access to roof space, power point, two single radiators, UPVC double glazed windows to rear, two built-in storage cupboards, walk-in airing cupboard with UPVC double glazed window and housing hot water cylinder. Doors to Bedrooms, Bathroom and Separate WC.

BEDROOM ONE

16' 1" x 10' 8" min (4.9m x 3.25m min)

A double aspect room with UPVC double glazed windows to the front and rear, textured and coved ceiling, power points, telephone socket, cast iron radiator, fitted wardrobe.

BEDROOM TWO

12' 8" x 9' 1" (3.86m x 2.77m)

Textured and coved ceiling, power points, cast iron radiator, UPVC double glazed window to the front.

BEDROOM THREE

12' 8" x 9' 4" (3.86m x 2.84m)

Skimmed ceiling, power points, cast iron radiator, UPVC double glazed window to the front.

BEDROOM FOUR

10' 11" x 5' 11" min (3.33m x 1.8m min)

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

BATHROOM

6' 3" x 6' 3" (1.91m x 1.91m)

Single radiator, white double glazed aluminium window to the front, shaver socket. Suite comprising; panelled bath with tiled surround and fitted system mixer shower over, pedestal wash hand basin with tiled splash-back.

SEPARATE WC

Skimmed ceiling, white double glazed aluminium window to the rear, low level WC.

OUTSIDE

FRONT

The property has a hedged frontage with a garden area beyond laid partly to lawn and having inset mature shrubs and plants. Oil storage tank. Gates from the road giving vehicular access to gravelled car standing and leading to the double garage. Further garden area to the rear and side of the garage with an opening through to the rear.

DOUBLE GARAGE

18' 8" x 18' 2" max (5.69m x 5.54m max)

Up & over power door, power and lighting. Open fronted brick and tiled log/garden store adjoining the side of the garage.

REAR

An enclosed formal garden laid mainly to lawn with inset shrubs, plants and trees. Greenhouse. To the very rear is a further wild garden area containing mature shrubs and plants.

SERVICES

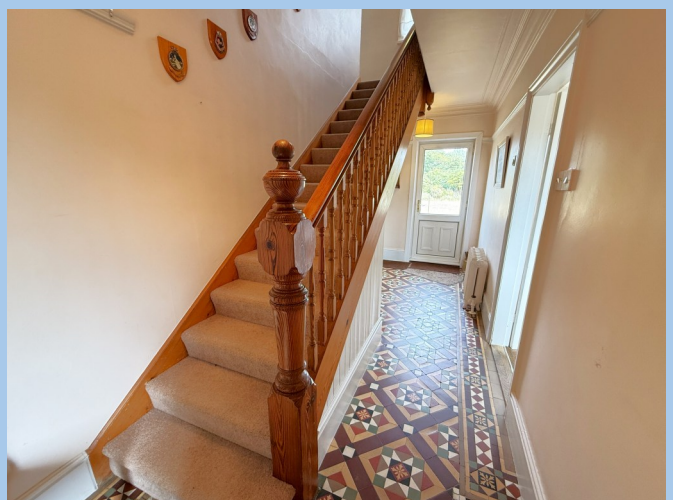
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. Hot Water From Oil Fired AGA. These services and related appliances have not been tested.

COUNCIL TAX

Band E - £2,851.92 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band TBA







Total Area: 2021 ft² ... 187.7 m²
All measurements are approximate and for display purposes only

School Road, Heacham, King's Lynn, Norfolk, PE31 7DQ

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

www.landles.co.uk