

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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**\*\*OFFERS INVITED\*\*** A modern Detached Chalet Style House (circa 2017), offering spacious accommodation including; Entrance Hall, Kitchen/Breakfast, Utility, Lounge/Dining Room, Bedroom Three and Bathroom to the ground floor, along with Landing and Two Double Bedrooms (both En-Suite) to the first floor. The property benefits from UPVC double glazing, Air Source Central Heating and a 16 panel solar PV system, giving the property an EPC A rating. Outside, the property has ample off-road parking with a double "Cart Shed" and delightful established landscaped gardens. In addition there is a feature pond with a timber summerhouse and a very useful timber outbuilding comprising a studio and a workshop.

The property is situated in a pleasant, semi-rural position on the edge of the popular coastal village of Heacham. 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 property being approximately 1.5 miles to Heacham Beach. There is a regular bus service offering access along the North Norfolk Coast. A delightful location for dog walking, access to Wild Ken Hill and local beaches.

**Ringstead Road, Heacham, Norfolk, PE31 7HZ**

**Price - £500,000 Freehold (Offers Invited)**

## **COMPOSITE FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Skimmed ceiling, vinyl plank flooring, power points, telephone socket, walk-in storage cupboard which also houses the heating and solar inverter controls, stairs to first floor landing. Doors to; kitchen/breakfast, lounge/diner, bedroom three and bathroom.

### **KITCHEN/BREAKFAST**

**16' 11" x 10' 6" (5.16m x 3.2m)**

Skimmed ceiling, ceiling extractor, vinyl plank flooring, power points, UPVC double glazed windows to the front and side. Range of matching wall and base units with square edged work surfaces over and matching upstands, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in dishwasher, built-in larder fridge, space for 900mm range with extractor over. Opening through to:-

### **UTILITY**

**10' 6" x 5' 6" (3.2m x 1.68m)**

Skimmed ceiling, ceiling extractor, vinyl plank flooring, power points, Plumbing provision for washing machine, wood block work surface with inset "Butler" sink and cupboard under, wall unit, UPVC double glazed door to side. Door to Walk-in Pantry **10' 6" x 3' 10" (3.2m x 1.17m)** with skimmed ceiling, vinyl plank flooring, power points, shelving and coat rail.

### **LOUNGE/DINING ROOM**

**27' 0" max x 12' 4" min opening to 15' 6" max (8.23m x 3.76m min opening to 4.72m max)**

Skimmed ceiling, vinyl plank flooring, power points, television points, UPVC double glazed windows to the rear, double glazed aluminium bi-fold doors to the side, feature fireplace with inset wood burner set on a quarry tiled hearth.

### **BEDROOM THREE**

**10' 6" x 10' 5" (3.2m x 3.18m)**

Skimmed ceiling, vinyl plank flooring, power points, television point, UPVC double glazed window to the front.

### **BATHROOM**

**6' 5" max x 6' 1" min opening to 10' 6" max (1.96m max x 1.85m min opening to 3.2m max)**

Skimmed ceiling, ceiling extractor, vinyl plank flooring, power points, UPVC double glazed window to side, chrome heated towel rail, airing cupboard housing hot water cylinder. Suite comprising; panelled bath with mixer tap and shower attachment over, tiled splash-back, wash hand basin set on a vanity unit with cupboard under, low level WC.

### **FIRST FLOOR LANDING**

Skimmed ceiling with double glazed Velux skylight having integral blind, power points. Doors to bedrooms one and two.

### **BEDROOM ONE**

**15' 9" max x 15' 2" max (4.8m max x 4.62m max)**

(max room measurements excluding sloping ceilings) Skimmed ceiling, double glazed Velux skylight with integral blind, power points, television point, double radiator, UPVC double glazed double doors overlooking rear garden, two built-in wardrobes with double doors. Door to:-

### **EN-SUITE SHOWER ROOM**

**7' 7" max x 6' 5" max (2.31m max x 1.96m max)**

Skimmed ceiling, double glazed Velux skylight with integral blind, ceiling extractor, vinyl floor covering, chrome heated towel rail. Suite comprising; shower cubicle with composite "wet board" panelling and fitted system mixer shower with overhead rose, wash hand basin set on a vanity unit with cupboard under and lit vanity mirror over, low level WC.

## BEDROOM TWO

**17' 7" max x 9' 10" min opening to 15' 2" max (5.36m max x 3.0m min opening to 4.57m max)**

Skimmed ceiling, double glazed Velux skylight with integral blind, power points, television point, double radiator, UPVC double glazed window to front, two built-in wardrobes with double doors. Door to:-

## EN-SUITE SHOWER ROOM

**7' 8" max x 6' 5" max (2.34m max x 1.96m max)**

Skimmed ceiling, double glazed Velux skylight with integral blind, ceiling extractor, vinyl floor covering, chrome heated towel rail. Suite comprising; shower cubicle with composite "wet board" panelling and fitted system mixer shower with overhead rose, wash hand basin set on a vanity unit with cupboard under and lit vanity mirror over, low level WC.

## OUTSIDE

### FRONT

The property is approached via a stone resin driveway with a timber edged border containing mature shrubs and plants and leads to ample car-standing which in turn gives access to the double "Cart Shed" **17' 8" (5.18m) x 17' 8" (5.18m)** which has a pitched roof and lighting. Gates either side of the property giving pedestrian access to the rear.

### REAR

Stone patio area off the side of the Lounge/Diner and across the rear of the house which leads onto the garden. This delightful, well-established landscaped garden is laid partly to lawn with shaped borders and raised rockeries containing a large variety of mature shrubs and plants. A wonderful pond and waterfall feature with a summerhouse having and overhanging deck to the front, a peaceful space to relax on warm summer evenings. At the bottom of the garden is a potting shed and a gravel path around the bottom of the garden with inset mature silver birch trees. To the side of the house there are steps up to a further lawned area with vegetable boxes along with mature shrubs and plants. A gravelled path leads to a very useful timber outbuilding containing a studio and a workshop.

## SUMMERHOUSE

**11' 7" x 9' 2" (3.53m x 2.79m)**

Windows to the front and sides, power and lighting, Double doors to the front deck.

## STUDIO

**11' 3" x 6' 4" (3.43m x 1.93m)**

Window to front, power and lighting

## WORKSHOP

**11' 4" x 6' 5" (3.45m x 1.96m)**

Window to front, power and lighting.

## DIRECTIONS

From the traffic lights at Norfolk Lavender heading toward Hunstanton turn right (approx 340m) into Ringstead Road. The property will be found just a short distance further along on the right hand side.

## SERVICES

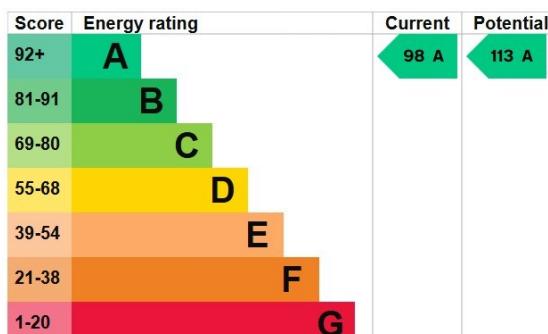
Mains Electricity, Mains Water, Drainage via Septic Tank, Air Source Central Heating (under floor to the ground floor), Solar PV System. These services and related appliances have not been tested.

## COUNCIL TAX

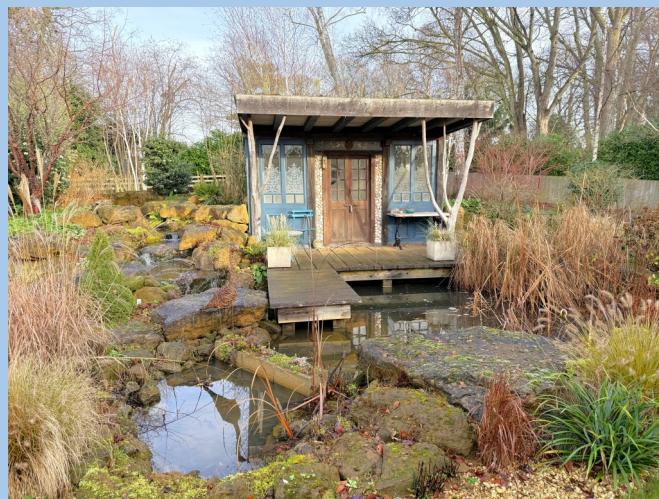
Band E- £2,851.92 for 2025/26. Borough Council of King's Lynn & West Norfolk.

## ENERGY PERFORMANCE RATING

EPC - Band A









Total Area: 1789 ft<sup>2</sup> ... 166.2 m<sup>2</sup>

All measurements are approximate and for display purposes only

## Ringstead Road, Heacham, King's Lynn, Norfolk, PE31 7HZ

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.

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property in King's Lynn and the coastal & rural villages of North & West Norfolk

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